



A BEAUTIULLY PRESENTED COTTAGE WITHIN THIS WELL-REGARDED VILLAGE

5 The Street, Great Barton, Suffolk IP31 2QP

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ESTABLISHED 1966

5 The Street Great Barton Suffolk IP31 2QP

- *Folk Café 2 miles*
- *Bury St Edmunds 3 miles*
- *Cambridge 31 miles*

SITTING ROOM • GARDEN ROOM • KITCHEN/DINING ROOM
CLOAKROOM • 3 BEDROOMS • BATHROOM • SOUTH-EAST
FACING GARDEN • PARKING FOR TWO CARS

Situated within this well-regarded village convenient for Bury St Edmunds, 5 The Street in Great Barton is a very well-presented period cottage offering a comfortable and spacious arrangement of accommodation over two floors.

The property extends to around 1,100ft² enjoying a good deal of natural light throughout, whilst also benefitting from a recently completed full interior redecoration.

On the ground-floor is a sitting room with fireplace (currently closed) with doors leading to a south-facing garden room with doors opening out to the garden. The dining room has useful storage and shelving, with staircase leading to the first-floor and opening to the kitchen.

The kitchen is fitted with a modern range of matching shaker-style base and eye level units with integrated 4-ring gas hob and electric double oven, ceramic sink, with further space and plumbing for white goods. There is a rear lobby leading to the garden and cloakroom.

On the first floor is a large landing area with storage cupboard and access to three good-sized bedrooms, two of which have their own fitted wardrobes with sliding doors. The family bathroom is a modern white suite with free-standing ball-and-claw bath, vanity wash basin, WC and separate shower cubicle.

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Guide: £299,995



Outside

5 The Street has a private south-east facing garden, being well-maintained with formal lawn with brick edging and slate, well-stocked beds and terrace. There is a path leading to the side and at the end of the garden is a shed, and rear gate providing access to a hard-standing parking area for two cars.

Services

Mains water, drainage and electricity. Gas-fired heating.

Location

Great Barton is a much-favoured village, only 3 miles east of Bury St Edmunds and within easy reach of all amenities and facilities. The village itself has a shop/post office, garage, church and primary school. Bury St Edmunds is a unique and dazzling historic gem with a richly fascinating heritage - the striking combination of medieval architecture, elegant Georgian squares and glorious Cathedral and Abbey Gardens provide a distinctive visual charm.

Directions

Proceeding into Great Barton from Bury St Edmunds on the A143, the terrace can be found shortly on the right hand side, with drive prior to the cottages. The shared driveway sweeps around the back of the cottages, where the parking area for number 5 can be found on the left-hand side.

Tenure: Freehold • Council Tax Band 'B' – West Suffolk

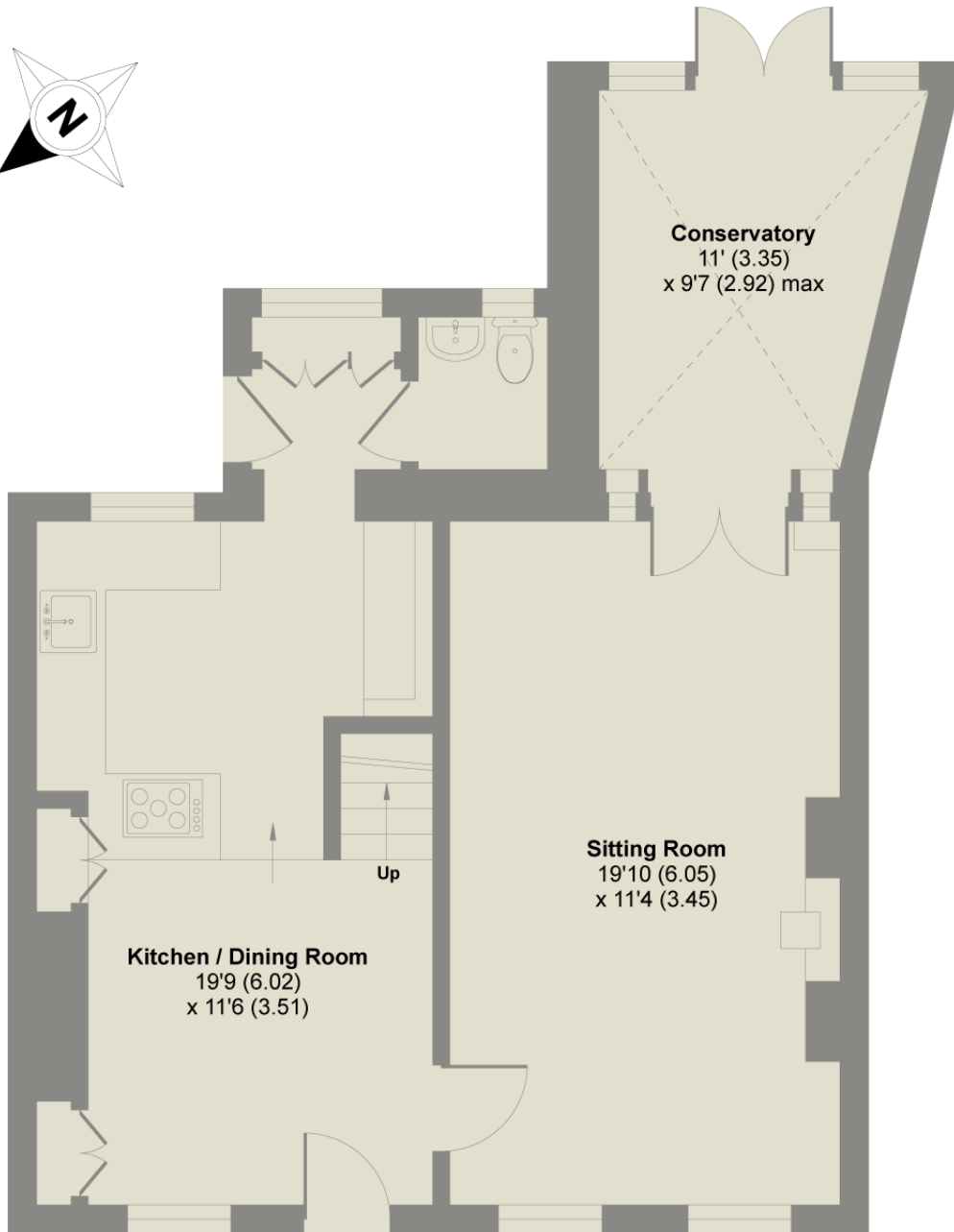


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

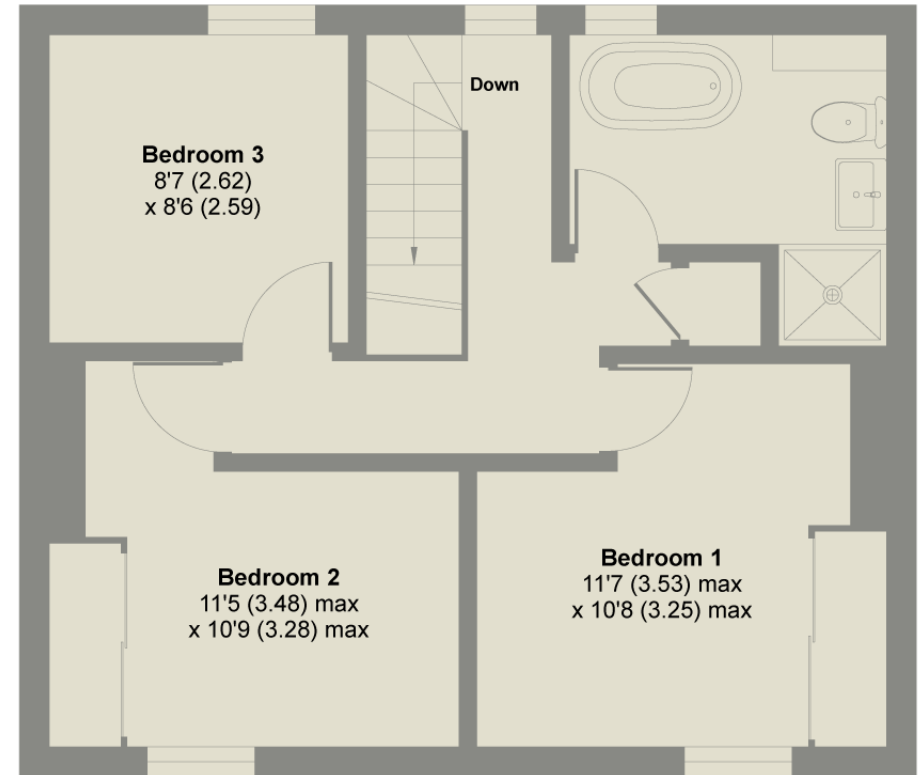


Approximate Area = 1087 sq ft / 100.9 sq m

For identification only - Not to scale



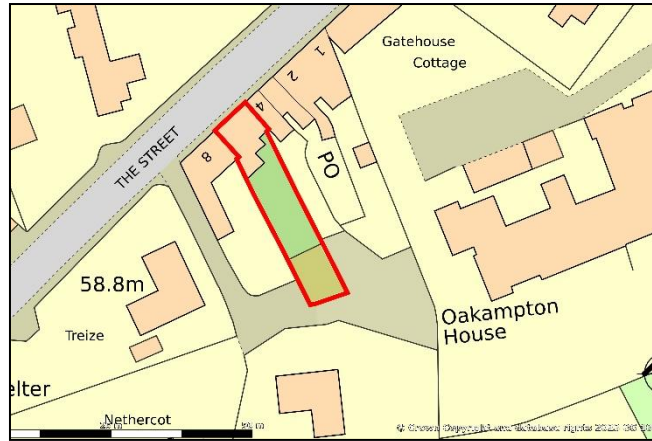
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2023. Produced for Bedfords Estate Agents. REF: 1015086





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