



A DETACHED BUNGALOW SITUATED AT THE FOOT OF A NO-THROUGH LANE ADJOINING FIELDS

Highfields, Nacton Lane, Great Barton, Bury St Edmunds, Suffolk IP31 2SA

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ESTABLISHED 1966

**Highfields
Nacton Lane
Great Barton
Bury St Edmunds
IP31 2SA**

- *Bury St Edmunds 3 miles*
- *Stowmarket 17 miles*
- *Diss 18 miles*

ENTRANCE HALL • SITTING ROOM • KITCHEN/BREAKFAST ROOM • STUDY • 3 BEDROOMS • BATHROOM • UTILITY ROOM • GARAGE **ALL IN 0.19-ACRE**

Situated in an enviable setting at the end of a private drive, Highfields is a modernised detached bungalow enjoying a peaceful location adjoining fields, yet conveniently placed for Bury St Edmunds, just 3 miles away.

The property enjoys a good deal of natural light throughout, whilst recently being redecorated as well as updated flooring. Extending to around 1,250ft² the property comprises a covered entrance porch leading in to the central hall giving access to the main accommodation and having a large coats/storage cupboard.

Overlooking the southerly facing rear garden and open fields is the double-aspect sitting room, adjacent to which is the kitchen/diner with views of open farmland, all of which is fitted with a matching range of cream shaker-style kitchen units with multiple storage solutions including wall and base cupboards with a four-ring ceramic hob with built-in oven below and hood above, space and plumbing for dishwasher with additional units, storage and a sink, and in the adjacent utility space and plumbing for both dishwasher and washing machine.

There are three good size double bedrooms which have use of the family bathroom, fitted with a white suite with low-level WC, vanity basin with storage below and bath with adjustable head shower fitted above, with screen.

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Guide: £445,000



From the utility is a further cloakroom with WC and hand basin, beyond which is the former garage which has been converted in to further living accommodation currently used one as an additional bedroom and the other as a study/store.

Outside

Outside, the property has ample parking for multiple vehicles, whilst the real feature of Highfields is its location and size of garden which is predominantly to the south-west of the property, which offers a high degree of privacy and predominantly lawned with a beech hedge.

Services

Mains water, gas, electricity and drainage connected.
Council Tax Band C – West Suffolk
Freehold

Location

Great Barton is only 3 miles north of Bury St Edmunds and within easy reach of all amenities and facilities. Great Barton is a much-favoured village because of its close proximity to Bury St Edmunds. The village itself has a shop/post office, garage, church and primary school.

The town 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. With prestigious shopping, an award-winning market, plus a variety of cultural attractions and fine places to stay, Bury St Edmunds is under two hours from London and very convenient for Cambridge, Ipswich and Norwich.

Agent's Note

You are advised that there is a personal interest; the property is currently owned by someone related to a staff member of Bedfords.

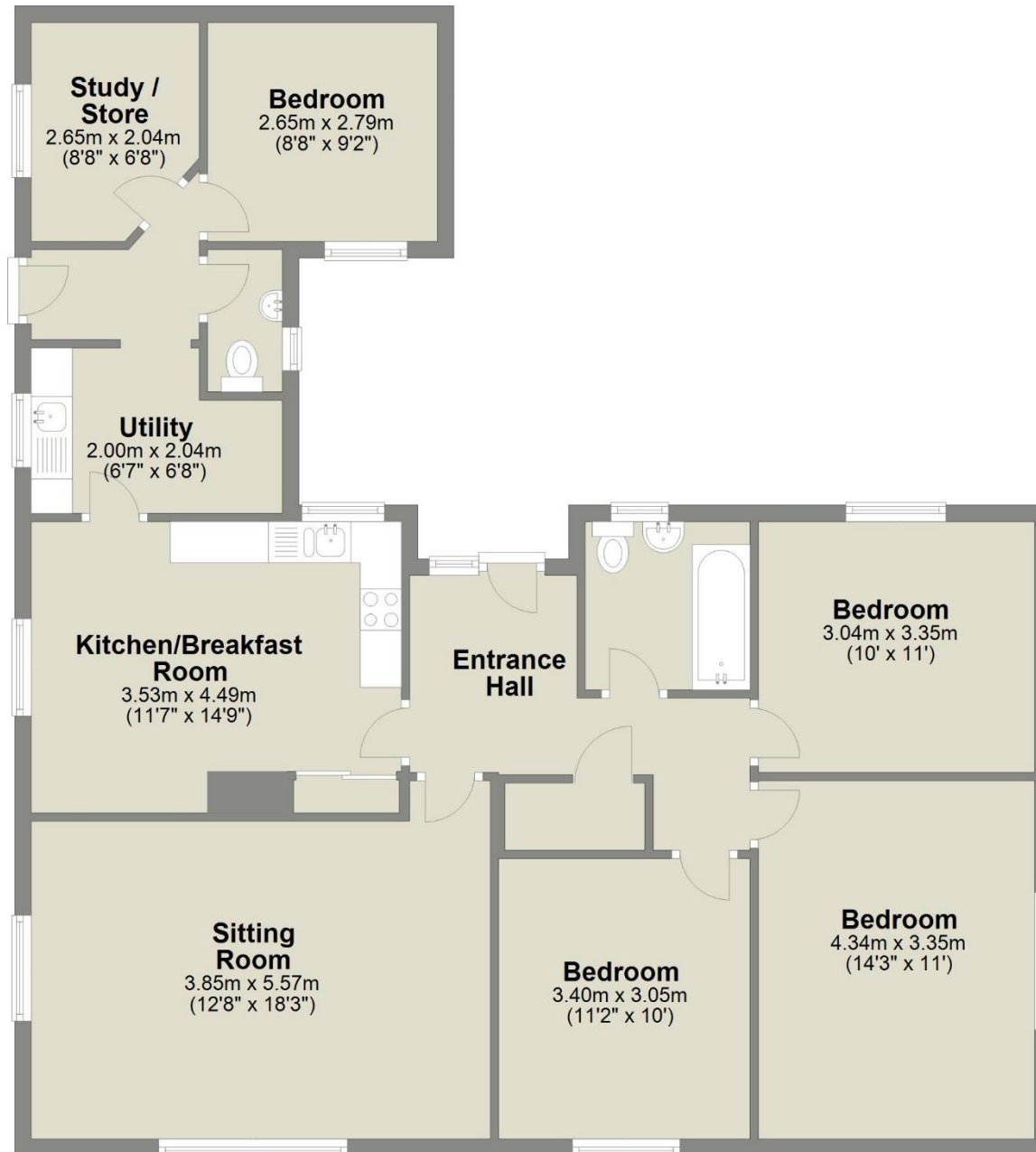
Fixtures and Fittings

Unless specifically mentioned in these particulars, certain fixtures and fittings may be excluded from the sale.



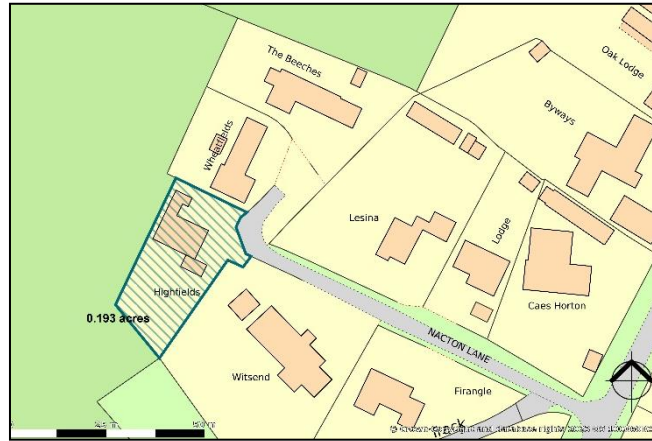
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

HIGHFIELDS



Total area: approx. 112.9 sq. metres (1214.9 sq. feet)

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