



## 4 Icepits Close, Great Barton, Bury St. Edmunds, Suffolk, IP31 2PB

**SO MUCH SPACE!** – This extended detached chalet style bungalow is set in large gardens and offers an excellent range of flexible accommodation.

Whilst the property would be perfect for a growing family it would also be ideal for anyone looking for a good-sized bungalow with plenty of reception space for entertaining and additional first-floor bedrooms for guests.

- Individually designed and substantially extended chalet bungalow
- Hall, 24' sitting room, fitted kitchen, utility and shower room
- Superb 22' family room with atrium skylight
- 2 Double ground floor bedrooms and family bathroom
- 2 Second floor bedrooms. Oil fired heating, uPVC glazing
- Large gardens, garage and extensive parking

**Offers In Excess Of £475,000**



# 4 Iceptis Close, Great Barton, Bury St. Edmunds, Suffolk, IP31 2PB



## General Information

The property occupies a non estate setting within easy reach of all local village amenities, which include: a superb primary school, post office, general store, church, public house and village hall. The historic market town of Bury St. Edmunds is less than 2.5 miles away, offering excellent facilities.

Whether you are looking for a home with enough space for your growing family or simply a substantial home to enjoy your retirement years, this surprisingly spacious detached chalet is bound to have wide appeal. The property, which benefits from oil fired central heating and uPVC sealed unit glazing, provides a very flexible range of accommodation and could certainly be used in a variety of ways.

On the ground floor: The entrance hall leads onto the sitting room which includes a games/media area to one end. The fitted kitchen includes an extensive range of cupboards, worktop surfaces and an integrated dishwasher and fridge. The family room is a fantastic space for entertaining and is flooded with natural light from an atrium skylight and glazed folding doors which open onto the decked terrace.

There is a useful utility room and a cloakroom/shower room. There are 2 bedrooms on the ground floor – both good-sized doubles and one with a walk-in wardrobe. There is a family bathroom and an inner hallway with a staircase leading to the first floor.

On the first floor: A landing area leads to 2 further bedrooms each with a sloping ceiling and built-in storage. Bedroom 3 is a double room and bedroom 4 is a small single which could make an ideal study.

### Outside

The gardens to the front of the property have been mostly hard landscaped to provide extensive parking and access to the garage. A side access leads to the enclosed rear gardens which are of a generous size and enjoy a sunny aspect. The gardens include a very large lawn and a decked terrace providing the perfect place to relax and enjoy alfresco dining. The gardens, which are fully enclosed by fencing also include a timber-framed summer house.

### COUNCIL TAX – BAND E

### Directions

From Bury St. Edmunds town centre proceed north along the A143 Diss Road. On reaching Great Barton continue to the Bunbury Arms public house, turning right onto the Thurston Road. Iceptis Close is the first turning on the right and the property will then be seen on the left.

### Entrance Hall

Sitting Room 24'2 max x 11'11 max (7.37m max x 3.63m max)

Kitchen 11'1 x 9'10 (3.38m x 3.00m)

Family Room 22'0 x 12'7 (6.71m x 3.84m)

Utility 9'0 x 7'1 (2.74m x 2.16m)

Shower Room

Bedroom 1 12'3 max x 11'4 (3.73m max x 3.45m)

Walk in Wardrobe

Bedroom 2 9'10 x 8'7 (3.00m x 2.62m)

Bathroom

Inner Hall

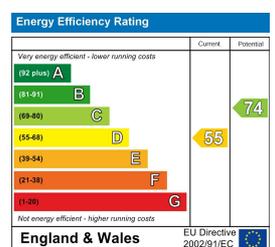
First Floor

Bedroom 3 9'3 x 9'1 (2.82m x 2.77m)

Bedroom 4 9'2 max x 8'7 max (2.79m max x 2.62m max)

Garage 19'0 approx x 9'2 (5.79m approx x 2.79m)

Gardens



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