



# Chester Place

Great Barton, , Bury St Edmunds IP31 2TL

**Guide Price £595,000**



### THE PROPERTY

Very impressive detached property set within its own substantial plot of just under half an acre which was built in recent years and is located at the far end of a quiet cul de sac location within this highly regarded and much sought after Hall Park location which is situated in one of the most highly regarded villages surrounding Bury St Edmunds. At present the accommodation comprises entrance hall, cloakroom, reception room, dining room, study, conservatory, kitchen/breakfast room, utility room and boiler room to the ground floor, whilst the first floor comprises five bedrooms, one of which has an ensuite bathroom and the other benefitting from an ensuite shower room as well as there being a separate family bathroom. Externally the property is set within its own substantial plot of approximately 0.45 acres and also benefits from a double garage plus carport with a further brick built detached double garage plus ample parking for several vehicles.

### LOCATION

Great Barton is generally acknowledged as one of the most popular and sought after villages in this part of West Suffolk situated only three miles from Bury St Edmunds and enjoying a wide range of local facilities. Within a short driving distance is the Compiègne dual carriageway link to the A14 providing access to Stowmarket, Ipswich and Felixstowe to the east and Newmarket, Cambridge, the M11 and Stansted Airport to the west. The Fornham St Martin by-pass provides fast access on to the main Thetford Road (A134) and the A11 to Norwich. The local facilities include high quality Primary School, catchment area Ixworth Middle School and Thurston Community College, which are both highly regarded, good local stores and a Post Office, Petrol Station and Shop, Church, Public House/Restaurant, active local community village hall, regular bus service and playing fields etc.

### ENTRANCE HALL

13' x 11' 10" (3.96m x 3.61m) Stairs to first floor, radiator, coving, 4 downlighters, smoke alarm, telephone point, door to front with windows either side.

### CLOAKROOM

Low flush WC, wash hand basin with splashback tiling, radiator, tiled floor, window to side.

### RECEPTION ROOM

18' x 15'1" (5.49m x 4.60m) feature marble fire place with wood mantle surround, 2 radiators, television point, glazed sliding double door to garden, double doors to dining room plus door to entrance hall, windows to front and garden.

### DINING ROOM

15' x 14'3" (4.57m x 4.34m) Radiator, double glazed sliding doors to conservatory, double doors to reception room, glazed door to entrance hall, coving, window to garden.

### CONSERVATORY

12' x 11' 4" (3.66m x 3.45m) Tiled floor, radiator, double doors to garden, sliding double glazed doors to dining room.

### STUDY

8'9 x 8' (2.67m x 2.44m) Radiator, 4 downlighters, window to front.

### KITCHEN/BREAKFAST ROOM

22'7 x 12'7" (6.88m x 3.84m) narrowing to 3m(9'10) range of wall, base and drawer units including 1 1/2 bowl stainless steel sink unit with splashback tiling, space for range cooker with extractor hood over, 2 windows overlooking garden plus double glazed sliding doors to garden, radiator, tiled floor, 12 downlighters, part wood stripped part tiled flooring, recessed area housing two double door pantry cupboards.

### INNER HALL

Doors to cloakroom and kitchen/breakfast room, plus glazed door to utility room, under stairs storage cupboard, radiator, tiled floor, door to hallway.



### UTILITY ROOM

11' 1" x 8' 2" (3.38m x 2.49m) stainless steel sink unit, tiled floor, 3 door built-in cupboard, half glazed door to garden, radiator, door to boiler room, windows to rear and side.

### BOILER ROOM

8' 2" x 4' 9" (2.49m x 1.45m) Vokera gas fired boiler with timer control, half glazed door to side, tiled floor, water softener, window to rear, door to car port.

### FIRST FLOOR LANDING

8' 2" x 4' 9" (2.49m x 1.45m) Double door cupboard housing hot water tank, access to loft space via loft ladder, radiator, 6 downlighters, coving, smoke alarm, window overlooking rear garden.

### BEDROOM 1

15'1 x 14'4 (4.60m x 4.37m) 4 double door wardrobes with shelving, television point, telephone point, radiator, 4 downlighters plus 3 wall spotlights, coving, windows to rear and side, door to ensuite bathroom.

### ENSUITE BATHROOM

9' 3" x 5' 10" (2.82m x 1.78m) Panel bath with centrally set mixer taps, pedestal wash hand basin, corner shower cubicle with Mira Event electric shower, low flush WC, half tiled walls, 4 downlighters, coving, Dimplex heater, window to rear.

### BEDROOM 2

15'1 x 11'8 (4.60m x 3.56m) Including ensuite shower room area, double door wardrobe with hanging and shelving space, coving, radiator, 4 downlighters, window to side.

### ENSUITE SHOWER ROOM

Tiled shower cubicle with Mira Event electric shower, low flush WC, vanity wash hand basin, radiator, spotlight, coving, window to garden.

### BEDROOM 3

11'3 x 11' (3.43m x 3.35m) plus depth of built-in wardrobe, radiator, windows to front and side.

### BEDROOM 4

11'3 x 9'1 (3.43m x 2.77m) plus depth of 2 double door built-in wardrobes, 3 downlighters, radiator, coving, window to front.

### BEDROOM 5

10' x 9'1 (3.05m x 2.77m) Including double door wardrobe, radiator, coving, 2 downlighters, windows to rear and side.

### FAMILY BATHROOM

8' 8" x 7' (2.64m x 2.13m) Panel bath with centrally set taps, tiled shower cubicle with Mira Event electric shower, low flush WC, bidet, pedestal wash hand basin with light and shaver point over, 4 downlighters, coving, radiator, corner cupboard, half tiled walls, extractor fan, Dimplex heater, window to rear.

### EXTERIOR

Access to the property is located to the far end of a quiet cul de sac with the property hidden from view. As such a high degree of privacy is gained with the driveway offering ample parking for several vehicles as well as leading to the main entrance, the car port and the double garage. Iron gates to the left of the double garage lead on to a further double garage which is located to the rear within the grounds of the garden.

### CAR PORT

18' 8" x 14' (5.69m x 4.27m) Half glazed door to rear garden, door to double garage, door to utility room.

### GARAGE

17' 5" x 16' 1" (5.31m x 4.9m) Half glazed door to car port, fuse box, window to rear, 2 up and over doors to front.

### DETACHED DOUBLE GARAGE

19' 2" x 16' 4" (5.84m x 4.98m) Up and over door to front, window to side, log store to side of garage.

### REAR GARDEN

The property is situated within its own substantial plot which has been well maintained by the present owners and is mainly laid to lawn with the majority being enclosed by fence surround which offers a high degree of privacy as it is accessed by a long private driveway. Overall the plot extends to approximately 0.45 acres.

### DIRECTIONS

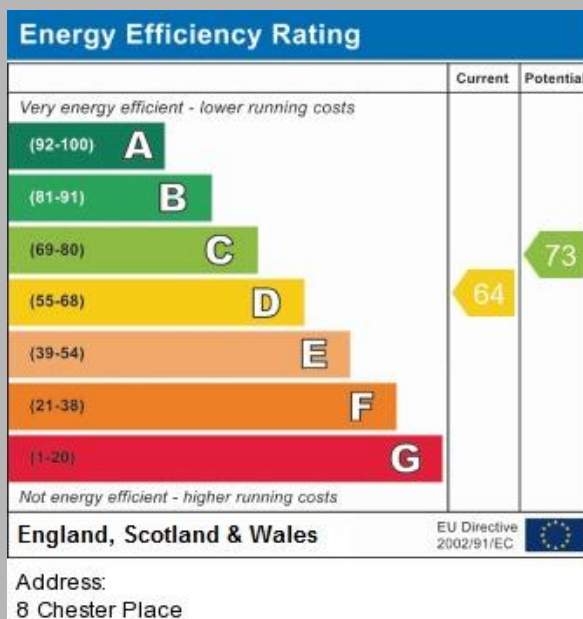
From Lacy Scott & Knight's office proceed westwards along Risbygate Street turning right at the first roundabout and continue straight over the next 3 roundabouts after which you will reach the sugar beet roundabout where Tesco's can also be found. Continue straight over this following along the A143 (Compiègne Way), turn left at the next roundabout and then after a short distance right at the next roundabout at the top of the hill signposted Great Barton. After approximately 1 1/2 miles follow the sharp bend round to the right and after a short distance you will turn left on to Diomed Drive and follow this road round until reaching Chester Place which also be on the right hand side. Continue along Chester Place to the far end where the entrance to the drive will be found. The postcode for this property is **IP31 2TL**.

### SERVICES

Mains drainage, metered water supply, gas fired central heating, electricity connected.

### COUNCIL TAX

St Edmundsbury Borough Council. Band E.











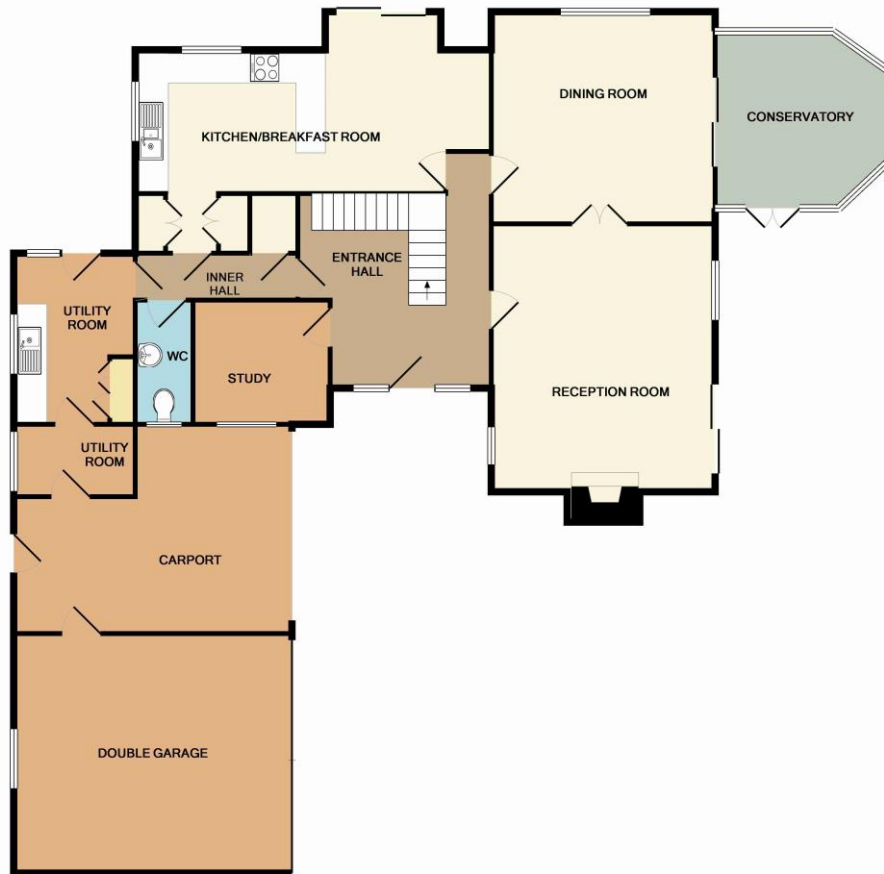
#### Plans, Areas and Schedules

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GROUND FLOOR



1ST FLOOR

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**Tel: 01284 748600**

10 RISBYGATE STREET, BURY ST EDMUNDS, IP33 3AA

**Tel: 01449 612384**

MARKET PLACE, STOWMARKET, SUFFOLK, IP14 1DN