



The Park, Great Barton, Bury St. Edmunds, Suffolk, IP31 2SX

MARK · EWIN
BURY ST EDMUNDS

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A two-bedroom, semi-detached bungalow located in the popular village of Great Barton.

The accommodation comprises an entrance hall, sitting room with doors opening onto the garden, a fitted kitchen, two bedrooms and a modern bathroom. The principal bedroom offers built-in storage with a further storage cupboard located off the hallway.

Outside, the front garden is laid to lawn with planted beds and a mature tree. Parking is offered via a driveway. To the rear, there is a delightful garden also laid to lawn with a shingle area, pond and planted beds.

Agents note: This property is situated on an unadopted lane and residents are asked to contribute to repairs. The suggested amount for this is £100. The seller has already contributed for 2026 repairs on behalf of this property.

Additional Information

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are available in this area. (Source Ofcom)

Broadband: Standard & Superfast are available in this area. (Source Ofcom)

Services: Mains Gas, Electric, Water & Drainage. Heating via gas central heating. (Please note that none of these services have been tested by the selling agent.)



Directions

Heading along the A143 into Great Barton, turn left into Fornham Road and right into Livermere Road, the property will be found on your right hand side next to the entrance to 'The Park'.

Location

Great Barton offers many local facilities including a primary school, petrol station, shop, church and public house (currently closed). Further, nearby, facilities can be found in the historic market town of Bury St Edmunds, providing an excellent range of schooling, shopping, cultural and recreational facilities. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.

Accommodation:

Entrance Hall 12' 9" x 6' 5" (3.88m x 1.96m reducing to 1.18m)

Sitting Room 13' 11" x 11' 7" (4.25m x 3.54m reducing to 3.02m)

Kitchen 10' 3" x 9' 11" (3.13m x 3.03m)

Bedroom 13' 11" x 7' 5" (4.23m reducing to 3.53m x 2.26m)

Bedroom 10' 0" x 10' 0" (3.04m x 3.06m)

Bathroom 10' 10" x 4' 10" (3.30m reducing to 1.66m x 1.48m)

Front & Rear Gardens

Driveway

Additional Information:

Council Tax Band: B

EPC Rating: TBC

Tenure: Freehold

Offers Over £250,000
Freehold



GROUND FLOOR
570 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 570 sq.ft. (53.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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MONEY LAUNDERING REGULATIONS 2003: Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PLEASE NOTE: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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