

DRAFT DETAILS
DEWBERRY, MILL ROAD, GREAT BARTON
BURY ST. EDMUNDS
IP31 2RU

Coakley & Theaker (OH) present: A spacious modern non-estate detached chalet in popular N/E village. Porch, Cloakroom, Hall, Lounge, Dining Room, Kitchen/Breakfast, Utility, 3 Double Bedrooms - 1 with Dressing Room/Nursery/Study (Potential En-Suite Shower), Garage/Workshop, Summerhouse, Generous Parking, Gardens, **VIEW ASAP.**



2121

New Price Guide £340,000

ENTRANCE PORCH, CLOAKROOM, HALL, LOUNGE WITH MULTI-FUEL STOVE, DINING ROOM, KITCHEN/BREAKFAST ROOM, UTILITY ROOM, 2 GROUND FLOOR DOUBLE BEDROOMS, FIRST FLOOR MASTER BEDROOM (POTENTIAL EN-SUITE SHOWER/DRESSING ROOM OR STUDY/PLAYROOM/NURSERY), GARAGE/WORKSHOP, SUMMERHOUSE, GENEROUS PARKING, GARDENS, GAS FIRED RADIATOR HEATING, SEALED UNIT DOUBLE GLAZING, EARLY VIEWING ADVISED.

VIEWING: Strictly by appointment with Coakley & Theaker.

BURY ST. EDMUNDS
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DIRECTIONS : From Bury St Edmunds, proceed along the A143 towards Diss. Continue into Great Barton and turn left into School Road. At the junction, turn left into Mill Road and proceed along. The property is located after a short distance on the right, just after passing the Chapel.

ENTRANCE PORCH : 1.57m (5'2") x 1.45m (4'9") Approached via a part glazed front door. Polished tiled floor, radiator, sealed unit window to side.

CLOAKROOM : 1.40m (4'7") x 1.14m (3'9") White suite comprising wc, wall mounted corner wash basin, tiled splashbacks, extractor fan, radiator, frosted sealed unit window to side.

HALL : Stairs to first floor, built-in understairs storage cupboard, polished tiled floor, built-in cloaks cupboard, loft access, radiator.

LOUNGE : 4.65m (15'3") x 3.86m (12'8") Max measurements The focal point being a brick fireplace with oak mantel shelf, brick hearth and inset multi-fuel stove, built-in storage units, polished tiled floor, TV point, telephone point, wall light points, radiator, sealed unit window to side, sealed unit glazed double doors and side panels to front. Arch to:

DINING ROOM : 3.91m (12'10") x 2.64m (8'8") Polished tiled floor, inset shelved display alcove, wall light points, radiator, sealed unit windows to front and side. Arch to:

KITCHEN/BREAKFAST ROOM : 3.56m (11'8") x 3.35m (11'0") Range of base and wall mounted units, work surfaces, inset stainless steel circular sink with mixer tap and twin stainless steel circular drainers, island unit and breakfast bar with beech worktop, cupboards, drawers and inset ceramic hob with stainless steel and glass cooker canopy over, built-in electric double oven/grill, integrated fridge and freezer, polished tiled floor, wall mounted gas boiler, radiator, sealed unit window to side.

UTILITY ROOM : 1.70m (5'7") x 1.70m (5'7") Max Plumbing for washing machine, built-in cupboard housing hot water tank and pressurised water system, polished tiled floor, consumer unit, sealed unit glazed door to side.

BEDROOM 2 : 2.95m (9'8") x 2.82m (9'3") TV point, radiator, sealed unit window to side.

BEDROOM 3 : 2.95m (9'8") x 2.79m (9'2") TV point, telephone point, radiator, sealed unit window to rear.

BATHROOM : 2.74m (9'0") x 1.65m (5'5") White suite comprising panelled bath with shower controls and glazed screen, wc, pedestal wash basin, tiled splashbacks and part tiled walls, extractor fan, vertical radiator/towel rail, sealed unit frosted window to side.

FIRST FLOOR LANDING AREA : Velux rooflight to side.

BEDROOM 1 : 4.14m (13'7") x 3.45m (11'4") Max measurements Sloping ceilings, TV point, Velux rooflights to front and side.

POTENTIAL EN-SUITE DRESSING/SHOWER ROOM : 4.17m (13'8") x 2.26m (7'5") Max measurements Sloping ceilings. This area could also be utilised as a **STUDY**

area, **PLAYROOM** or possibly as an **INFANT'S BEDROOM/NURSERY** area, as it is located just off the main bedroom.

OUTSIDE : To the front the property is set well back from the road and the deep front garden is enclosed by fencing and hedging, being laid mainly to lawn with a cooking apple tree and three eating apple trees. There is an attractive insulated timber **SUMMER HOUSE: 3.45m (11'4") x 2.90m (9'6")**, with power and light connected, water tap, windows and doors and a pantiled roof with a dovecote. A long shingle driveway and turning area provides vehicular standing for up to eight cars, or could provide space for a trailer/caravan etc. This leads to a **GARAGE/WORKSHOP: 7.59m (24'11") x 3.02m (9'11")**, with twin side-hung entrance doors, power and light connected and personal door to the rear, giving access to an open woodstore. There is a small area of garden at the rear and a side garden, which is enclosed by fencing and picket fencing, being laid to lawn with paved pathway and a gate, leading to the front garden.

BURY ST EDMUNDS & AREA : Sitting amidst beautiful countryside, Bury St Edmunds is an historic town and the second largest in Suffolk. Surrounded by many picturesque villages, some of which offer good local amenities, it offers a wide range of cultural, educational and recreational facilities.

Features of particular note include St Edmundsbury Cathedral with its Millenium Tower, the famous Abbey Gardens with the original ruins and The Georgian Theatre Royal, which has recently been the subject of a restoration programme and The Apex, a live performance venue for concerts, comedy and dance, together with a contemporary art gallery. In addition, there are two cinemas, one of which is a multi-screen complex and a sports centre.

Bury St Edmunds and the surrounding villages boast excellent schools and further education is catered for at the West Suffolk College.

The town benefits from extremely good shopping facilities with a twice weekly market and a wide range of independent traders, national chains, five supermarkets and the arc shopping centre, opened in 2009. In addition, there are many pubs and restaurants which cater for a variety of tastes.

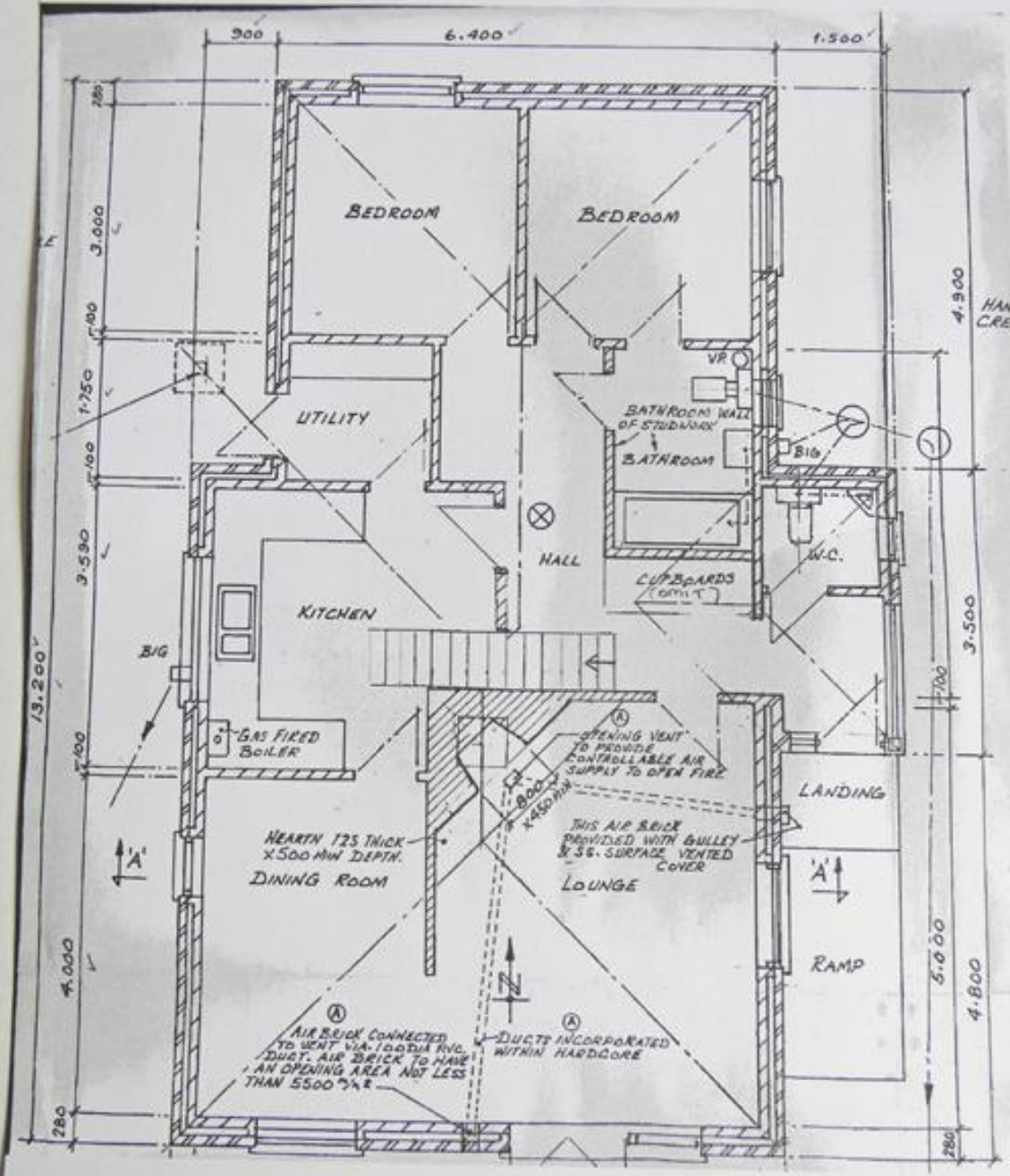
The A14 dual carriageway heading west from Bury St Edmunds provides easy access to Newmarket, Cambridge, the Midlands, Stansted Airport and London, via the M11. Stowmarket and Ipswich, both with direct rail links to London's Liverpool Street, the East Coast and the A12 are all readily accessed by heading east.

AGENT'S NOTE : The floor plan has been provided by the vendors, from drawings, when they had the property built. It does **NOT** include the recently refurbished roof space, which now provides additional accommodation.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 illustration 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.







Energy Performance Certificate

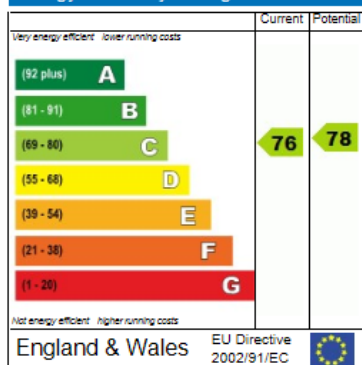


Dewberry
Mill Road
Great Barton
BURY ST. EDMUNDS
IP31 2RU

Dwelling type: Detached bungalow
Date of assessment: 21 Oct 2010
Date of certificate: 21 October 2010
Reference number: 8380 6930 8589 7089 5922
Type of assessment:
Total floor area: 84 m²

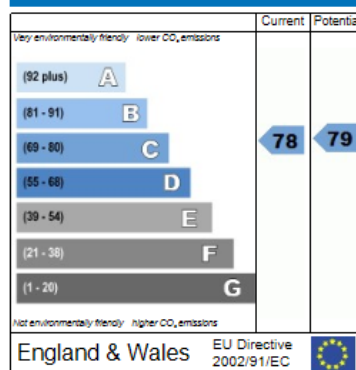
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	170 kWh/m ² per year	164 kWh/m ² per year
Carbon dioxide emissions	2.1 tonnes per year	2.0 tonnes per year
Lighting	£74 per year	£44 per year
Heating	£367 per year	£372 per year
Hot water	£106 per year	£106 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy efficient products. It's a quick and easy way to identify the most energy efficient products on the market.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk

Consumer Protection from Unfair Trading Regulations 2008 (CPRs) These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

General Data Protection Regulations (GDPR) Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.