

8 Mere Close - Guide Price £290,000

Great Barton Bury St. Edmunds IP31 2PE

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Estate & Letting Agents



"Consistently providing outstanding service to our clients"

Features

- SPACIOUS 2/3 BEDROOM SEMI DETACHED BUNGALOW
- CUL DE SAC LOCATION OVERLOOKING AREA OF GREEN
- GAS FIRED CENTRAL HEATING WITH THE BENEFIT OF SOLAR PANELS
- ENTRANCE HALL, FAMILY BATHROOM
- SITTING ROOM/BEDROOM 3
- TWO FURTHER BEDROOMS
- KITCHEN/DINING/SITTING ROOM, LEAN TO CONSERVATORY
- GOOD SIZE GARDENS TO FRONT AND REAR
- DRIVEWAY PARKING FOR FOUR VEHICLES
- GARAGE & WORKSHOP



The Property

We are delighted to present this well-maintained 2/3 bedroom semi-detached bungalow, ideally situated in a quiet cul-de-sac within the highly desirable village of Great Barton. Set back from the road and enjoying views over an attractive area of green, this property offers a wonderful sense of privacy and a peaceful setting. The home has been lovingly cared for and presents an excellent opportunity for buyers to modernise, with further potential to extend (subject to the necessary planning permissions).

The property benefits from generous driveway parking for up to five vehicles, with additional scope to create further parking to the rear. A garage with an adjoining workshop provides excellent storage or workspace options. The gardens are a standout feature, with a well-kept front garden enhancing the property's kerb appeal, while the spacious rear garden is mainly laid to lawn and complemented by mature beds and borders—perfect for relaxing or entertaining. The rear garden faces south east and has two wooden sheds, one with light and power.

Accommodation comprises:

Welcoming Entrance Hall with parquet flooring, Versatile Sitting Room/Bedroom Three, Two Further Bedrooms, Open-Plan Kitchen/Sitting/Dining Room, Lean-To Conservatory and a Family Bathroom

Additional benefits include gas-fired central heating and solar panels, offering improved energy efficiency.

Offered for sale with no onward chain, this delightful home represents a fantastic opportunity in a prime village location. Early viewing is highly recommended to fully appreciate the accommodation, gardens, and overall setting.

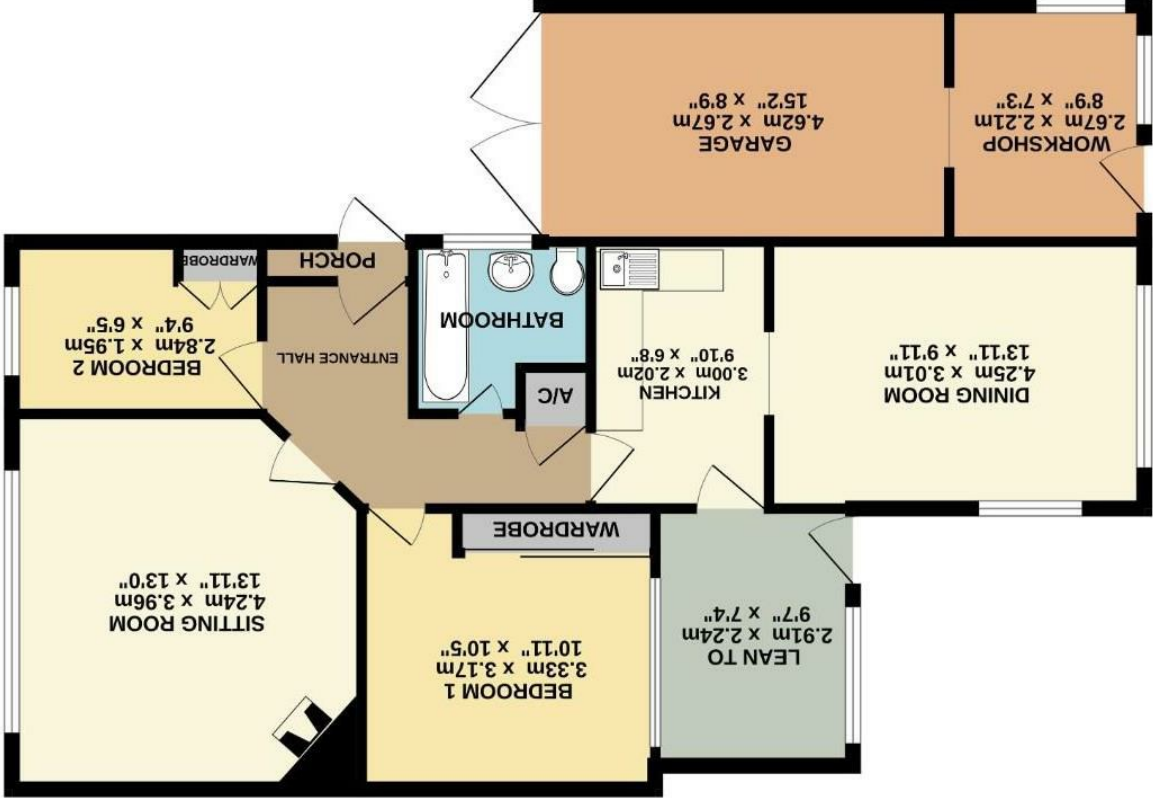
Please be aware that images of the property may have been digitally enhanced, edited, or staged using artificial intelligence, and may not reflect the current presentation or furnishings.





These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error or 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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