



PENTEWAN
GREAT BARTON, SUFFOLK

JACKSON-STOPS 

**PENTEWAN, THURSTON ROAD, GREAT BARTON,
BURY ST EDMUNDS, SUFFOLK, IP31 2PW**

GUIDE PRICE £575,000

A SUPERBLY PRESENTED THREE TO FIVE
BEDROOM, STYLISH AND VERSATILE HOME
WITH DRIVEWAY, PARKING AND ENCLOSED
GARDEN, WITH COVERED OUTDOOR
KITCHEN, STUDIO/GYM AND WORKSHOP.



DISTANCE

THURSTON (TRAIN STATION) 1.6 MILES

BURY ST EDMUNDS 4 MILES

STOWMARKET 12 MILES

CAMBRIDGE 31 MILES

GROUND FLOOR

- Entrance Hall
- Open Plan Kitchen and Reception Rooms
- Study
- Snug/Bedroom Five
- Office/Bedroom Four
- Luxurious Bathroom
- Cloakroom

FIRST FLOOR

- Bedroom with En-Suite Shower Room
- Two Further Double Bedrooms

OUTSIDE

- Garden studio/gym outbuilding with Workshop
- Block Paved Front Drive and Parking Area
- Covered Outdoor Kitchen & Entertaining Area
- Enclosed Rear Garden
- In All Around 0.15 of an Acre (sts)



THE PROPERTY

This superbly presented property offers a high degree of versatility with spacious and well-arranged accommodation. Believed to be of brick and block construction with mainly rendered elevations under plain tile roofs, the property benefits from double glazed windows and gas fired central heating. The accommodation extends to over 1900 sq ft (plus the outbuilding studio) and is arranged over two floors with excellent scope for ground floor living. Of particular note is the spacious open plan kitchen/dining/sitting room area to the rear of the house.

In brief the accommodation comprises a storm porch to the front that gives access to the large central entrance hall which opens to the principal reception rooms and stairs leading to the first floor. The open plan living space to the rear benefits from a kitchen area fitted with a range of base and eye level units with quartz worksurfaces with a four-ring induction hob with Neff extractor fan above, underset ceramic sink with mixer tap, Neff 'Great British Bake Off' hide and slide double oven and microwave, a full height Zanussi fridge and full height freezer, integrated Smeg dishwasher and porcelain tiled floor. The dining area, which has the same solid oak flooring that runs through from the entrance hall, has a couple of steps down to the sitting room and a door to the utility room. The sitting room has modern aluminium bi-fold doors opening to the rear terrace, a window to the side and a fireplace housing a log burning stove with bespoke fitted units to either side. The utility room features base and eye level units with a quartz worksurface and underset ceramic butler sink with space and plumbing for a washing machine and tumble dryer. A ½ double glazed panel door with welcome mat, opens to the side. There are three further reception/bedrooms on the ground floor with a cloakroom and family bathroom. The luxurious bathroom is superbly fitted with a tiled floor with under floor heating, trayless 'wet room' walk-in shower, freestanding designer bath, wc and a classically designed double basin vanity unit with variable LED lit mirror unit above, with shaver socket and Bluetooth speaker system.

On the first floor, the master bedroom is fitted with double wardrobe cupboards, a dormer window and a Velux window, access to the eaves storage area and enjoys the benefit of a well-presented en-suite shower room. There are two further double bedrooms to this floor, both with Velux windows to the front and one enjoys fitted wardrobe cupboards.



OUTSIDE

The property is approached to the front over a block paved driveway with ample parking for several cars with a white post and rail fence frontage with a low laurel hedge planted behind. There is an impressive mature 'Monkey Puzzle' tree set in the low maintenance gravelled front garden bed. A gated side access leads via a block paved pathway to the rear garden, which is predominantly laid to lawn with a large, paved terrace abutting the rear of the house. At the rear of the garden is the studio/gym and workshop outbuilding. This building comprises two rooms with the workshop/shed area benefiting from a pair of double doors to the front, with the studio/ gym being insulated and decorated, with timber effect flooring, downlighters and double-glazed French doors to a paved side terrace. The rear garden is enclosed and of particular note is the excellent outside kitchen area that has been built to the side of the house, under cover with electric space heater, worksurface, sink unit, gas bottle fired barbeque and decked flooring.

LOCATION

This property is well located in easy walking distance of the Bunbury Arms Pub and there is easy access to nearby Thurston, which is a well-regarded village which provides a good range of everyday facilities including a Co-op store, village shop with post office, sandwich shop, butchers shop, public house, fish and chip shop, chemist, barbers and hairdressers, a library, veterinary practice and garage/fuel station/convenience store. It also benefits from a regular bus service and there is excellent schooling in the village with the highly regarded Thurston community college and Thurston primary school. More extensive facilities are available in nearby Bury St Edmunds which offers an excellent range of schooling in the public and private sectors, extensive shopping facilities and a good range of leisure facilities including health clubs, swimming pools and golf clubs. There is good access to the A14, A11(M11) and there is also a convenient railway station in the village providing excellent connections via Stowmarket and Cambridge, to London Liverpool Street and Kings Cross and a short stop to Bury St Edmunds station.

DIRECTIONS

From Bury St Edmunds head northeast on the A143 towards Diss. Proceed through Great Barton, passing the petrol station and continue to the Bunbury Arms public house. Take the right turn just after the pub onto Thurston Road. The house will be found after a short distance on the left, just after the left hand turning to Pakenham, opposite an Oak tree and right hand turning into a small close.



PROPERTY INFORMATION

Services Mains water, electricity and drainage.
Gas fired central heating.

Local Authority West Suffolk District Council

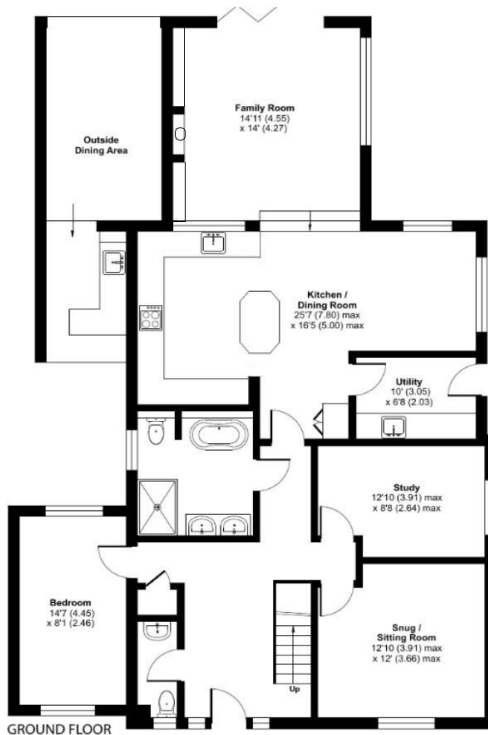
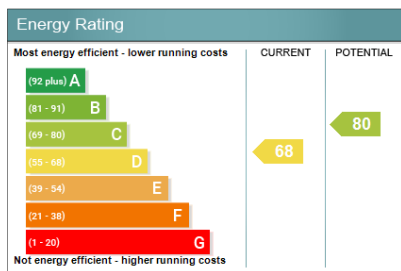
Council Tax Band C

Tenure Freehold

Broadband Ofcom states speeds available of up to 80Mbps

Mobile Signal/Coverage Yes - varies depending on network provider. Please visit www.ofcom.org.uk to check availability.

Viewing Only by appointment with the sole agents Jackson-Stops. Tel. 01284 700535



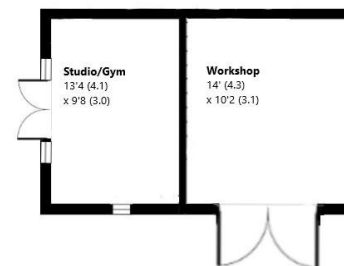
GROUND FLOOR



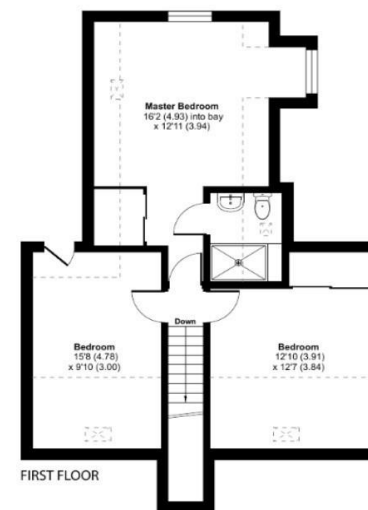
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Jackson-Stops. REF: 1218830

Great Barton, Bury St. Edmunds

Approximate Area = 1774 sq ft / 164.8 sq m (excludes outside dining area)
Including Limited Use Area(s) = 222 sq ft / 20.6 sq m
Total = 1996 sq ft / 185.4 sq m
(Plus Studio/Gym & Workshop)
For identification only - Not to scale



Denotes restricted head height



FIRST FLOOR



JACKSON-STOPS

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

11 Guildhall Street, Bury St Edmunds, IP33 1PR

01284 700 535

burystedmunds@jackson-stops.co.uk

jackson-stops.co.uk



PROPERTY EXPERTS SINCE 1910