



Shauna Livermere Road, Great Barton

Bury St. Edmunds



Minors & Brady

Shauna Livermere Road

Enveloped by greenery, this bungalow offers a private haven with extensive gardens and excellent potential for refurbishment or extension. Positioned on a generous plot, the property boasts ample outdoor space and excellent scope for landscaping or creating additional living areas. Inside, the home provides a versatile layout, including a sitting room, dining room, sunroom, and kitchen, all ready for a thoughtful renovation. Three well-sized bedrooms and a four-piece bathroom are complemented by built-in storage, providing practical family accommodation. A private driveway and a comfortable distance from neighbouring homes enhance the sense of seclusion. The property benefits from oil central heating, with the flexibility to connect to gas if desired. Expansive front and rear gardens further extend the sense of space, offering a tranquil setting and the opportunity to create a dream outdoor environment. With no onward chain, this bungalow presents a unique chance to craft a bespoke home in one of Great Barton's most desirable locations.

- Tucked away behind mature trees, the property enjoys a rare sense of privacy and tranquillity while remaining within easy reach of Great Barton's local amenities
- The bungalow is set on a large, well-proportioned plot, with gardens that provide ample space for outdoor living, landscaping, or potential extensions, offering flexibility
- Inside, the home features a practical and adaptable layout, including a sitting room, dining room, sunroom, and kitchen, providing a strong foundation for modernisation
- Each of the three bedrooms offers built-in storage and generous proportions, creating comfortable and functional spaces for family life
- The sizeable four-piece bathroom adds both convenience and the opportunity to create a modern, stylish space





M&B

Shauna Livermere Road

Great Barton, Bury St. Edmunds

The Location

The house enjoys a wonderfully secluded setting in arguably one of the most desirable locations within the village. Great Barton is a highly sought-after village with a strong sense of community and a welcoming, friendly atmosphere. The village benefits from a variety of local amenities, making it an ideal location for families, professionals, or anyone seeking a peaceful village lifestyle.

Facilities include a well-regarded primary school, a charming parish church, a village shop, a local garage, and an active village hall that hosts events and community activities throughout the year.

Great Barton also has excellent transport links, with easy access to nearby Bury St Edmunds, just a few miles away. Bury St Edmunds, one of Suffolk's most historic and vibrant market towns, offers a wide range of educational, recreational, and cultural amenities.

Residents can enjoy the grandeur of the Cathedral, world-class performances at the Theatre Royal, a rich selection of independent and high-street shops, bustling cafés and restaurants, and a variety of leisure and sporting facilities.

In addition to its local amenities, Great Barton benefits from its scenic surroundings, with beautiful countryside walks and open green spaces, offering residents a tranquil retreat from the bustle of everyday life while remaining well-connected to larger towns and transport routes. Its combination of community spirit, practical facilities, and picturesque setting makes Great Barton one of the most appealing villages in the area.



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Shauna Livermere Road

Great Barton, Bury St. Edmunds

Livermere Road, Great Barton

Tucked away in a highly sought-after location, this three-bedroom bungalow sits on a generously sized plot, surrounded by mature trees and greenery, offering a rare sense of seclusion and privacy. Approached via a private driveway flanked by trees, the property immediately conveys a feeling of exclusivity, with ample space for parking and the reassurance that the two nearest homes are comfortably set apart.

The large front and rear gardens extend the sense of space, providing a tranquil setting perfect for those looking to create their dream home in a peaceful environment.

Inside, the bungalow is a renovation project waiting to happen, offering the perfect blank canvas for modernisation. The entrance hall leads to a practical WC and provides access to versatile living spaces, including a dining room, a kitchen, a sitting room, and a sunroom that captures the light from the rear garden.

Three well-proportioned bedrooms each benefit from built-in storage, complemented by a four-piece bathroom. The interior is primed for a thoughtful refurbishment, giving buyers the opportunity to design a home tailored entirely to their style and needs.



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The property is serviced by oil central heating, with the option to connect to gas if desired, offering flexibility for future upgrades.

The plot itself is a standout feature, with its size, layout, and mature trees creating a feeling of privacy rarely found so close to town. Drone photography highlights the extensive grounds, showcasing both the large front and rear gardens and the unique setting that allows you to feel truly removed from the hustle and bustle, while still being within easy reach of local amenities.

Set in an area renowned for high-end properties, this bungalow offers a significant opportunity to add value through careful modernisation or extension.

With no onward chain, the property represents an exciting prospect for buyers looking to create a bespoke home in a prestigious location, combining substantial living space, a generous and private plot, and the potential to enhance its market appeal significantly.

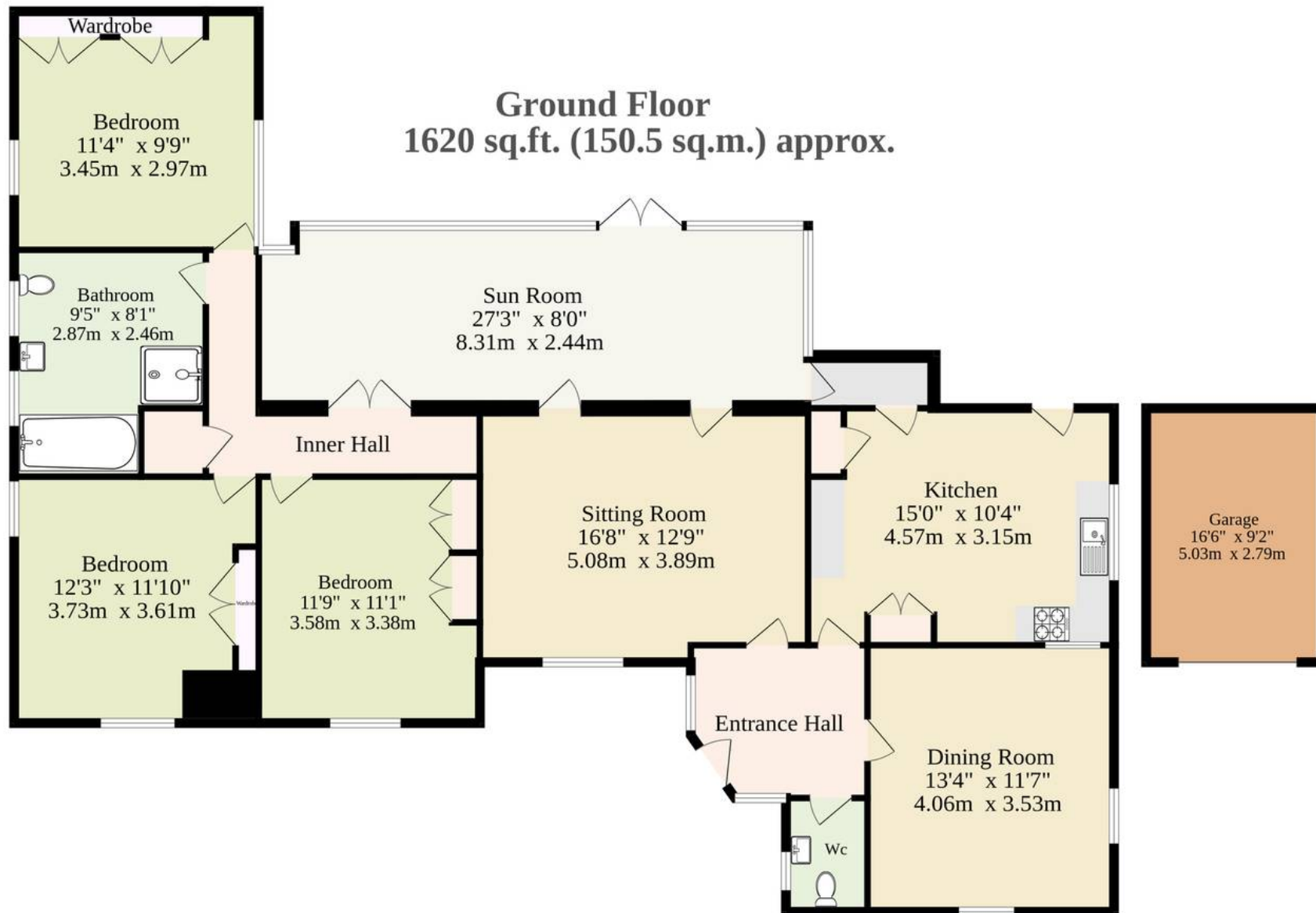
Agents Note

Sold Freehold & No Chain

Connected to oil-fired heating, mains water, electricity and drainage. Gas is available.

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TOTAL FLOOR AREA : 1620 sq.ft. (150.5 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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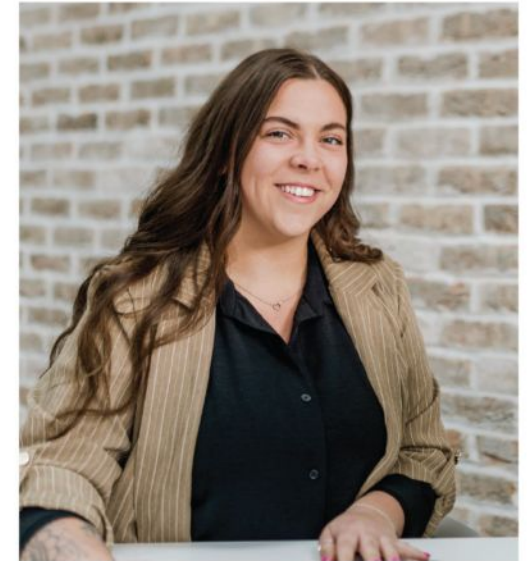
Dreaming of this home? Let's make it a reality



Meet *Nicola*
Branch Manager



Meet *Theo*
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Meet *Anya*
Aftersales Progressor

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