



1 Mooreland Drive, Great Barton

Minors & Brady



1 Mooreland Drive

Great Barton, Bury St. Edmunds

Stylish, spacious and wonderfully versatile, this impressive chalet home is ready to adapt to modern family life. Located in the highly desirable village of Great Barton, the property offers flexible accommodation that can evolve with changing needs. A bright and welcoming layout provides multiple reception areas alongside a sociable kitchen and dining space, creating an ideal environment for both everyday living and entertaining. The bedroom arrangement includes a convenient ground floor suite and two generous first-floor doubles, offering excellent flexibility for families or visiting guests. Outside, mature wrap-around gardens provide a private and attractive setting to enjoy throughout the year. With ample parking, a garage and a popular village location, this is a superb home that combines practicality with lifestyle appeal.

- Beautifully presented detached chalet-style home in the sought-after village of Great Barton
- Flexible accommodation with up to four bedrooms across two floors
- Spacious sitting room with dual-aspect windows and feature fireplace
- Stylish kitchen flowing into a sociable dining area with garden access
- Versatile additional reception room ideal as a dining room, home office or fourth bedroom
- Ground floor double bedroom with en-suite shower room
- Two generous first-floor double bedrooms with built-in storage
- Mature wrap-around gardens offering privacy, lawn and patio space
- Ample driveway parking, garage and brick-built shed with power connected
- Accessed via a private road and ideally positioned for Bury St Edmunds and local village amenities





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The Location

Nestled within one of the most desirable positions in Great Barton, this highly regarded Suffolk village offers an exceptional balance of rural charm, community spirit and everyday convenience. Known for its welcoming atmosphere and strong sense of community, Great Barton is a popular choice for families, professionals and those seeking a peaceful village setting without feeling isolated.

The village benefits from a range of useful amenities, including a well-respected primary school, parish church, village shop, local garage and an active village hall that hosts a variety of events and activities throughout the year. Surrounded by attractive countryside, residents can enjoy scenic walks and open green spaces right on their doorstep, making the most of the area's natural beauty.

Great Barton is also ideally positioned for access to the historic market town of Bury St Edmunds, which offers an extensive selection of shopping, dining, leisure and cultural attractions. From its striking Cathedral and renowned Theatre Royal to a mix of independent boutiques, national retailers, cafés and restaurants, Bury St Edmunds provides something for all ages and interests.

Combining a picturesque setting with excellent local facilities and convenient connections to surrounding towns, Great Barton remains one of the area's most sought-after villages, offering an enviable lifestyle in the heart of Suffolk.

M&B





1 Mooreland Drive

Great Barton, Bury St. Edmunds

Mooreland Drive, Great Barton

Set on a generous plot within the sought-after village of Great Barton, this beautifully presented detached chalet home offers an exceptional blend of space, versatility and modern comfort. Thoughtfully designed to accommodate a range of lifestyles, the property provides flexible living arrangements across two floors, making it equally appealing to families, downsizers and those seeking multi-generational living.

A welcoming entrance hall sets the tone for the accommodation, leading into a spacious sitting room filled with natural light from dual-aspect windows. This inviting reception space provides the perfect setting for relaxing with family or entertaining guests, while a feature fireplace adds warmth and character. The home further benefits from an additional reception room, currently arranged as a dining room, which offers excellent flexibility and could serve as a fourth bedroom, home office or playroom depending on individual requirements.

At the heart of the property lies a stylish kitchen and dining space, perfectly suited to modern living. The kitchen is fitted with an extensive range of storage and work surfaces, creating a practical environment for everyday cooking and entertaining. Flowing seamlessly into the adjoining dining area, this sociable space is ideal for family gatherings and special occasions, with French doors opening directly onto the garden and creating a wonderful connection between indoors and out.



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The ground floor accommodation continues with a generous double bedroom complemented by its own en-suite shower room, offering convenience and privacy for guests or family members. A contemporary shower room further enhances the practicality of the layout and adds to the home's move-in-ready appeal.

Upstairs, two substantial double bedrooms provide comfortable and well-proportioned accommodation, both benefiting from built-in storage. These rooms are served by a family bathroom, creating an ideal arrangement for growing families or those requiring additional guest accommodation.

Outside, the property truly comes into its own. The wrap-around mature gardens create a wonderful setting that can be enjoyed throughout the seasons. Predominantly laid to lawn and enhanced by established trees, shrubs and hedging, the gardens provide an excellent degree of privacy and a peaceful backdrop to everyday life. A generous patio area offers the perfect place for outdoor dining, entertaining or simply relaxing in the sunshine.

Practicality is equally well catered for, with ample driveway parking, a garage and a useful brick-built shed, both benefiting from power connections and offering valuable storage or workshop potential.

Agent's Note

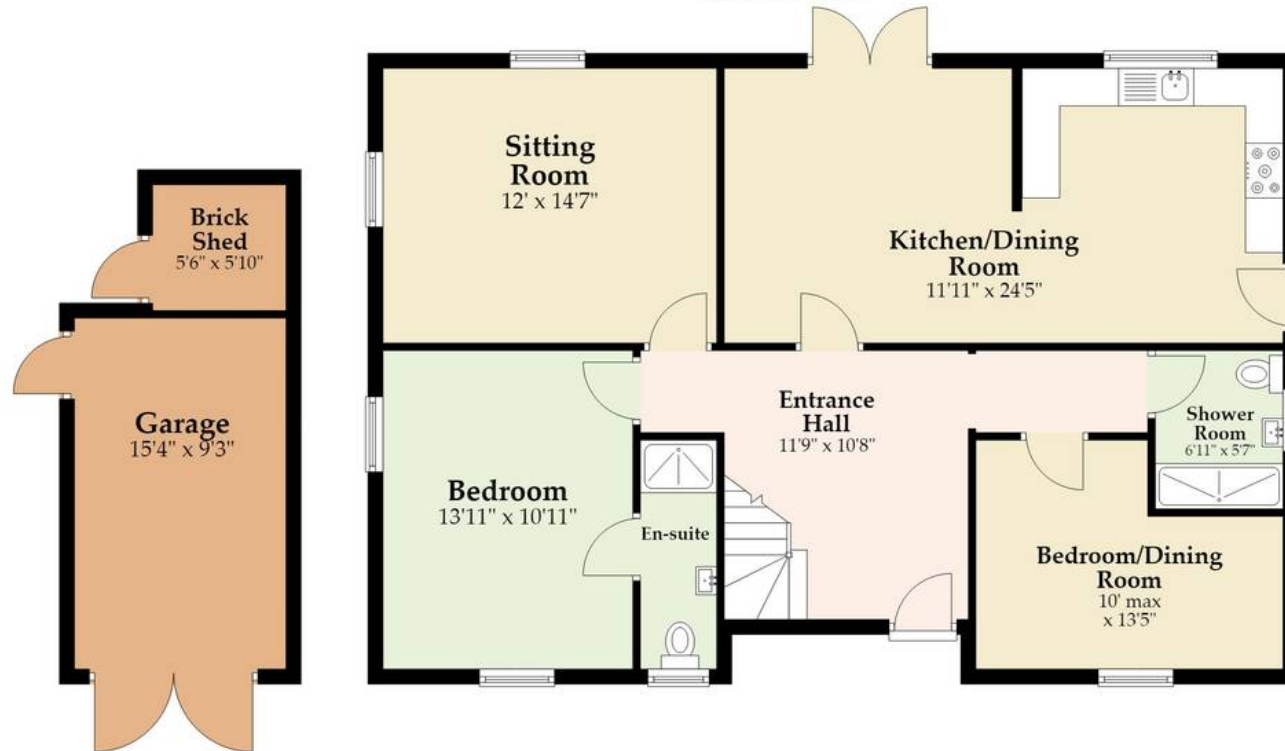
This property is offered on a freehold basis and is connected to mains water, electricity, gas and drainage.

Please note that the property is accessed via a private road. As such, residents contribute towards the ongoing maintenance and upkeep of the road, helping to ensure it remains in good condition.

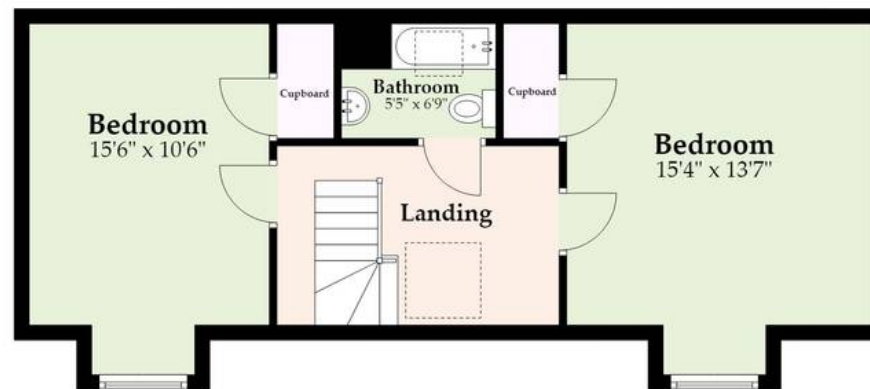


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Ground Floor
Approx. 1194.2 sq. feet



First Floor
Approx. 563.0 sq. feet



Total area: approx. 1757.1 sq. feet

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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.

Plan produced using PlanUp.

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Minors & Brady
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