



Brittons Road, Barrow, Bury St. Edmunds, Suffolk, IP29 5AF

MARK · EWIN
BURY ST EDMUNDS

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An EXTENDED detached bungalow situated on a corner plot in a cul de sac location in the popular village of Barrow.

This flexible family accommodation offers potential for an ANNEXE, offering a separate living space with its own entrance and amenities. Whether it's for aging parents, adult children, or guests, this versatile addition allows for independent living while maintaining close proximity to the main residence. The accommodation includes a modern kitchen/ breakfast room, utility room, store room, garden room, sitting room and dining room.

There are five bedrooms, a shower room and bathroom. Outside there is parking to the front of the property and a gate to the side opens to additional parking.

To the rear and side is a lawned garden area with raised decking and views over the paddocks to the rear.

Additional Information:

Tenure: Freehold

EPC Rating: E

Council Tax Band: E - £2,384.69 (Source West Suffolk)

Services: Mains Electric, Water and Drainage.

Heating offered via Oil Fired Central Heating.

(Please note that none of these services have been tested by the selling agent.)



Directions

Heading into Barrow from Bury St Edmunds on Bury Road, stay on Bury Road until The Green, head straight over Barrow Hill into Brittons Road where the property will be found towards the end of the road on the left hand side.

Location

Barrow is a popular village located to the west of Bury St Edmunds. The village has a good range of amenities including a primary school, village shop/ post office, and two public houses. The nearby historic market town of Bury St Edmunds provides an excellent range of schooling, shopping, cultural and recreational facilities. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.

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Accommodation:

Entrance 5' 2" x 4' 5" (1.58m x 1.34m)

Hallway 2' 10" x 12' 11" (0.87m x 3.94m)

Sitting Room 18' 0" x 18' 6" (5.49m x 5.63m)

Dining Room 13' 10" x 10' 6" (4.21m x 3.21m)

Kitchen/Diner 15' 9" x 11' 4" (4.80m x 3.46m)

Utility Room 8' 1" x 7' 3" (2.46m x 2.22m)

Bedroom One 12' 0" x 10' 4" (3.65m x 3.16m)

Bedroom Two 11' 4" x 10' 3" (3.46m x 3.13m)

Bedroom Three 10' 7" x 10' 5" (3.22m x 3.18m)

Bedroom Four 10' 9" x 7' 4" (3.27m x 2.23m)

Bedroom Five 8' 6" x 7' 8" (2.58m x 2.33m)

Shower Room 9' 7" x 5' 1" (2.91m x 1.54m)

Bathroom 10' 6" x 5' 7" (3.21m x 1.70m)

Cloakroom 4' 4" x 3' 10" (1.32m x 1.17m)

Garden Room 8' 8" x 8' 6" (2.63m x 2.60m)

Garden Room 8' 9" x 6' 4" (2.67m x 1.94m)

Additional Information:

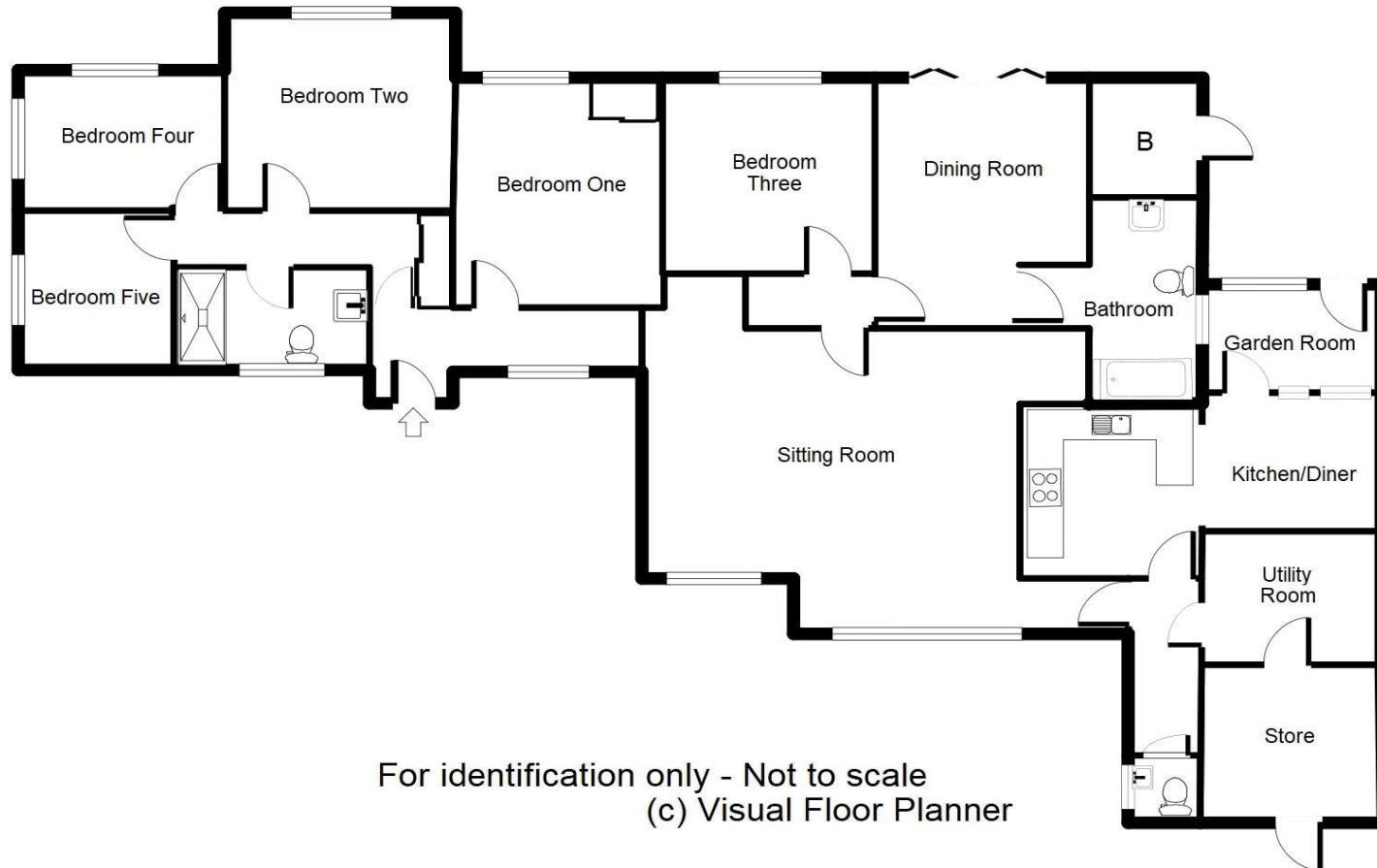
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Offers Over £450,000
Freehold





For identification only - Not to scale
 (c) Visual Floor Planner

MONEY LAUNDERING REGULATIONS 2003: Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PLEASE NOTE: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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