



Beale Road, Barrow, Bury St. Edmunds, Suffolk, IP29 5ES

MARK · EWIN
BURY ST EDMUNDS

Built by Award Winning Hopkins Homes in 2021, this generously sized four double bedroom link-detached property is located in the well served and popular village of Barrow.

The immaculately presented accommodation showcases an inviting entrance hall, cloakroom, a delightful kitchen breakfast room with white shaker style base and wall level units with contrasting worktops, the kitchen benefits from built-in appliances such as refrigerator, built-in double oven, and hob with extractor over. From the kitchen there is a utility room offering space for a washer/dryer and fridge/freezer, with the convenience of a further sink.

The property also offers a spacious living room that extends seamlessly to the garden through elegant French doors, the room is further enhanced by a Wood Burner. Additionally, there's a study/dining room for added versatility.

Upstairs, the first floor accommodates four well-proportioned bedrooms, with bedroom two being of an exceptional size, the principal and second bedrooms boast en-suite facilities both with double shower enclosures for enhanced comfort, both bedrooms also offer built-in wardrobes, and the family bathroom completes the accommodation on offer.

The property's heating is via air source heat pump with the ground floor benefitting from electric under floor heating.

The rear garden is delightfully landscaped being mainly laid to lawn with a paved patio area, the garden is enclosed by walling with a side access gate. Parking is offered via a driveway offering plentiful parking, leading to the garage, the garage offering up and over door with personal door to the rear garden.



Directions

Approaching the village from Bury St Edmunds along Bury Road, turn left on to Barrow Hill, Beale Road will be found on your left, the property will be found as you enter the road on your 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.

Accommodation:

Entrance Hall 10' 6" x 9' 6" (3.2m x 2.9m)

Cloakroom 6' 11" x 3' 3" (2.1m x 1.0m)

Kitchen 12' 2" x 15' 1" (3.7m x 4.6m)

Utility Room 5' 11" x 8' 6" (1.8m x 2.6m)

Sitting Room 12' 6" x 15' 1" (3.8m x 4.6m)

Dining Room / Study 8' 10" x 9' 6" (2.7m x 2.9m)

First Floor

Bedroom One 16' 1" x 10' 2" (4.9m x 3.1m)

En-Suite 9' 2" x 4' 7" (2.8m x 1.4m)

Bedroom Two 17' 1" x 9' 10" (5.2m x 3.0m)

En-Suite 7' 10" x 5' 11" (2.4m x 1.8m)

Bedroom Three 8' 10" x 9' 10" (2.7m x 3.0m)

Bedroom Four 9' 2" x 9' 2" (2.8m x 2.8m)

Bathroom 7' 7" x 5' 7" (2.3m x 1.7m)

Outside

Driveway & Garage

Front & Rear Gardens

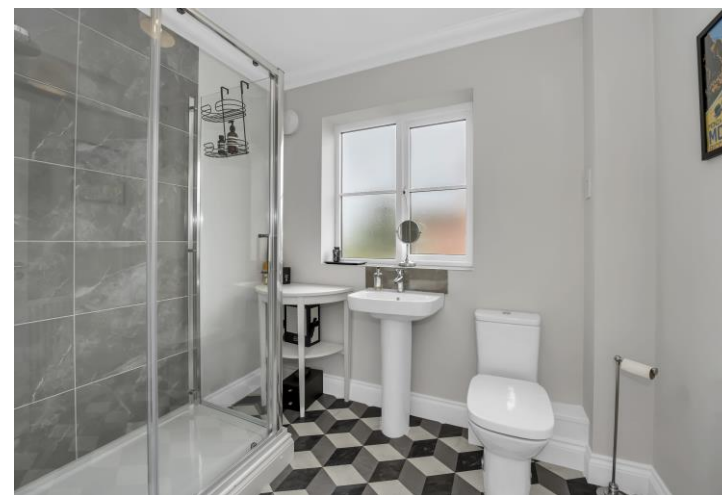
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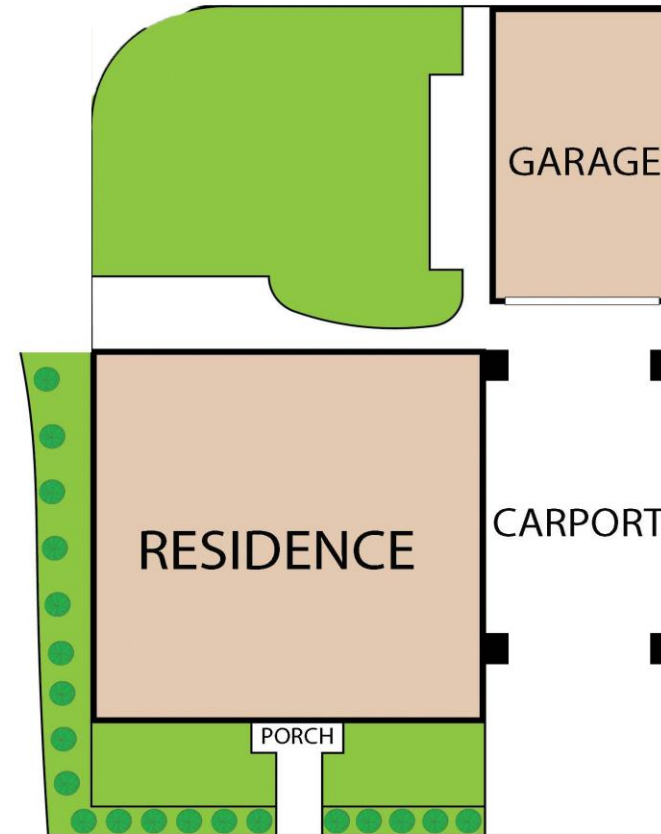
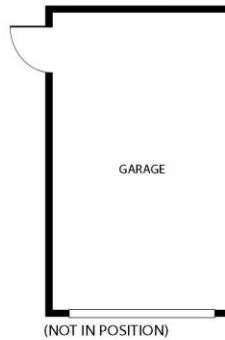
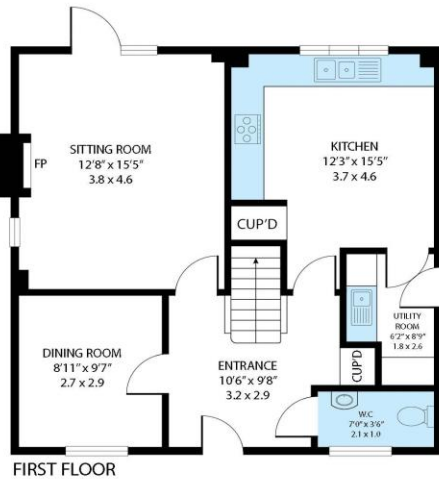
Council Tax Band: E

EPC Rating: B

Tenure: Freehold

Guide Price £475,000
Freehold





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TOTAL APPROX. FLOOR AREA 141 SQ.M- 1517 SQ.FT

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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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