



Simpson Way, Barrow, Bury St. Edmunds, Suffolk, IP29 5EA

MARK · EWIN
BURY ST EDMUNDS

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Suffolk, IP29 5EA

Located in the well-served village of Barrow is this four-bedroom detached property offering well-presented and spacious accommodation and benefits from off-road parking and a garage.

The accommodation comprises on the ground floor of an entrance hall, leading to a cloakroom, reception/dining room, sitting room with a wood burner and doors into the garden and an open plan kitchen/dining room. The kitchen offers a range of modern wall and base level units and incorporates a built-in dishwasher, oven and extractor over. There is plenty of space for a table and chairs with doors leading into the garden.

Moving to the first floor, there are four generously sized bedrooms, the principal benefits from built-in wardrobes and an en suite shower room. Off the landing, there is a modern family bathroom with a separate bath and shower which completes the accommodation on offer.

Outside, the rear garden is mainly laid to lawn with a paved patio area, gated access to the side and planted beds with a variety of trees and shrubs. To the front, a path leads to the door and is flanked by shrubs. There is a driveway providing off road parking and leading to the garage.

Additional Information:

Tenure: Freehold

Broadband: Standard, Superfast & Ultrafast are available in this area via Openreach. (Source Ofcom) Mobile Coverage: EE, Three, Vodafone & O2 are 'likely' (Source Ofcom)

Services: Mains Electric, Water and Drainage. Heating via Oil.

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



Directions

Proceed out of Bury St Edmunds along Westley Road, continue into Barrow and bear left across the green, left again into Barrow Hill and turn right into Simpson Way.

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 11' 2" x 11' 10" (3.40m reducing to 1.95m x 3.60m)

Sitting Room 18' 1" x 13' 3" (5.50m x 4.04m reducing to 3.46m)

Kitchen/Dining Room 17' 9" x 11' 9" (5.40m x 3.57m)

Reception/Dining Room 11' 10" x 11' 5" (3.60m x 3.47m)

Cloakroom 7' 2" x 3' 4" (2.19m x 1.01m)

Landing 10' 2" x 6' 11" (3.09m x 2.11m reducing to 1.04m)

Bedroom One 11' 9" x 11' 5" (3.58m x 3.48m)

Ensuite 6' 5" x 7' 2" (1.95m x 2.19m reducing to 1.40m)

Bedroom Two 11' 11" x 11' 8" (3.63m x 3.56m)

Bedroom Three 11' 8" x 9' 2" (3.56m x 2.79m)

Bedroom Four 11' 2" x 8' 3" (3.40m x 2.51m)

Bathroom 9' 7" x 7' 9" (2.91m x 2.36m reducing to 1.71m)

Rear Garden

Driveway

Garage 18' 5" x 10' 10" (5.61m x 3.29m)

Additional Information:

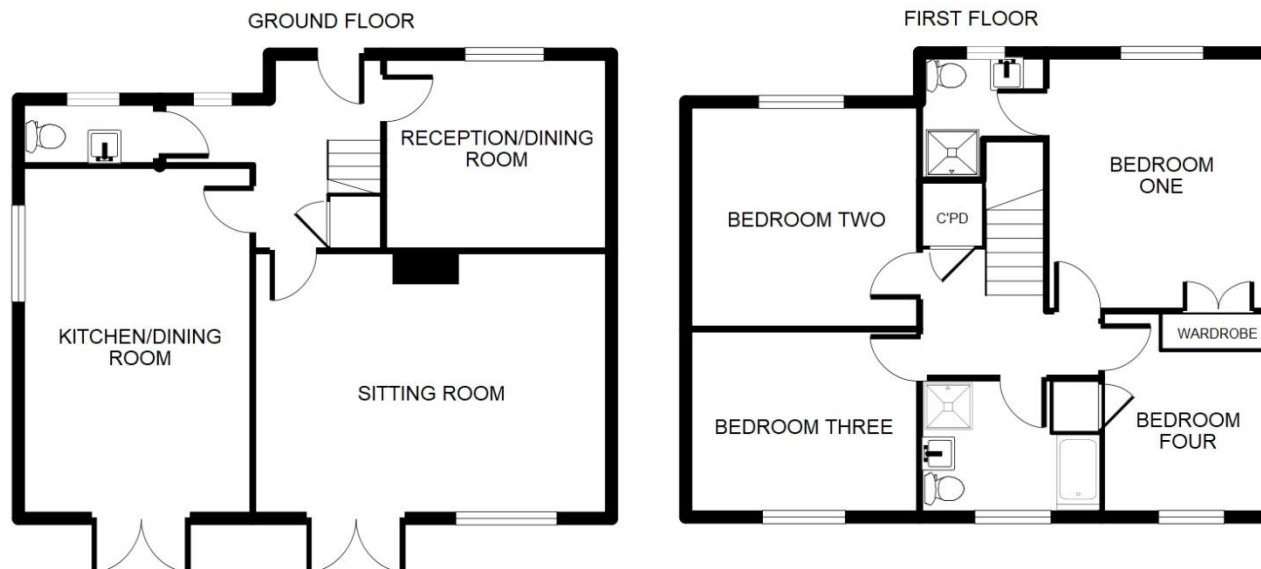
Council Tax Band: C

EPC Rating: B

Tenure: Freehold

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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