



Denham Lane, Barrow, Suffolk, IP29 5DZ

MARK · EWIN
BURY ST EDMUNDS

Denham Lane, Barrow, Suffolk, IP29 5DZ

An immaculately presented, four-bedroom, detached property located in the popular and well served village of Barrow. The property lies a short walk from the local amenities.

The accommodation on the ground floor includes an entrance hall, cloakroom, welcoming sitting room, separate dining room, bespoke kitchen/breakfast room and a conservatory leading to the garden. The kitchen has been completed to a high specification and offers an attractive range of wall and base level units, a kitchen island with a beechwood worktop and built-in appliances to include a fridge-freezer, Miele dishwasher and extractor. There is also a Falcon range cooker and Falcon wine cooler and underfloor heating in the kitchen and conservatory. Moving to the first floor, there are four bedrooms, the principal benefits from an ensuite shower room and three of the rooms have built-in wardrobes. The family bathroom completes the accommodation and features a shower over bath.

Outside, parking is offered via a driveway and leads to the double garage. The remainder of the front garden is laid to lawn with path leading to the door. To the rear, there is a delightful garden featuring a lawned area, paved patio and summerhouse. There are also planted beds hosting a variety of flowers, shrubs and trees with direct access to the garages via the patio area.

Additional Information

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are available in this area. (Source Ofcom)

Broadband: Standard & Superfast are available in this area. (Source Ofcom)

Services: Mains Electric, Water and Drainage. Heating via LPG central heating with underfloor elements in the kitchen & conservatory. (Please note that none of these services have been tested by the selling agent.)



Directions

Entering Barrow from the A14, continue along Coalpit Lane into Colethorpe Lane and The Street heading through the centre of the village, turn right onto Denham Lane where the property can be found on the right 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, doctors surgery, 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 as well as good railway links.

Accommodation:

Entrance Hall 8' 6" x 5' 5" (2.59m x 1.66m)

Sitting Room 11' 1" x 22' 2" (3.39m x 6.76m)

Dining Room 10' 6" x 11' 3" (3.20m x 3.42m)

Kitchen/Breakfast Room 15' 7" x 15' 0" (4.76m x 4.56m)

WC

Landing 12' 7" x 7' 11" (3.84m x 2.41m)

Bedroom 10' 9" x 13' 10" (3.28m x 4.22m)

Ensuite 8' 10" x 6' 7" (2.68m x 2.00m)

Bedroom 10' 10" x 11' 9" (3.30m x 3.57m)

Bedroom 12' 8" x 9' 3" (3.87m x 2.82m)

Bedroom 10' 9" x 9' 3" (3.28m x 2.83m)

Bathroom 7' 0" x 6' 2" (2.14m x 1.89m)

Conservatory 14' 8" x 10' 9" (4.48m x 3.28m)

Front & Rear Gardens

Double Garage 16' 8" x 17' 1" (5.08m x 5.20m)

Additional Information:

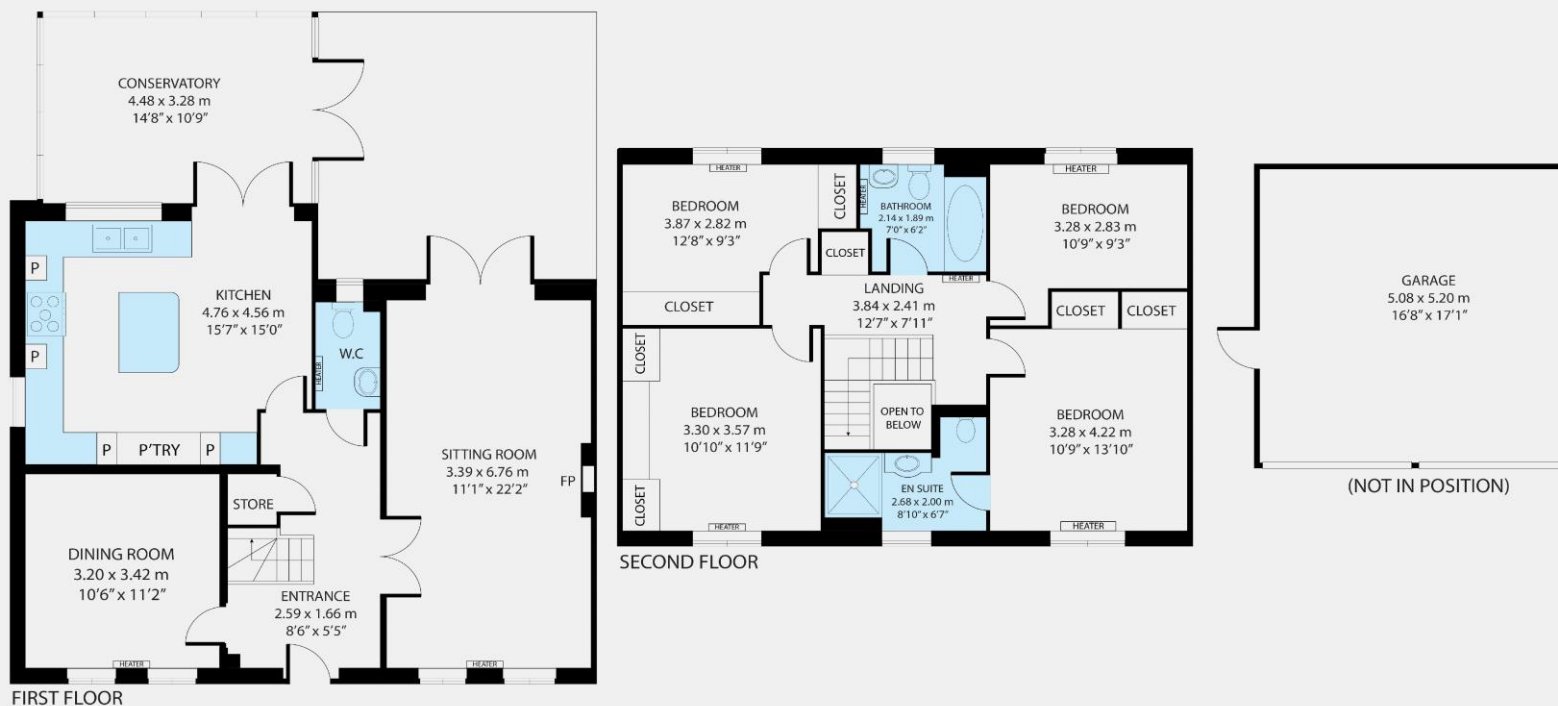
Council Tax Band: F

EPC Rating: TBC

Tenure: Freehold

Guide Price £575,000
Freehold





7 Denham Lane, Barrow, England, IP29 5DZ

TOTAL APPROX. FLOOR AREA 177 SQ.M - 1,905 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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