



Stoney Lane, Barrow, Suffolk, IP29 5DD

**MARK · EWIN**  
BURY ST EDMUNDS



## Stoney Lane, Barrow, Suffolk, IP29 5DD

A beautifully presented and generously proportioned four-bedroom family home, ideally situated within the popular and well-served village of Barrow.

The ground floor offers well-balanced and versatile accommodation, beginning with a welcoming sitting room featuring two attractive brick fireplaces that create a warm and inviting focal point. This is complemented by a modern, well-appointed kitchen/dining room with an attractive range of wall and base level units. An additional reception space is provided by a cosy snug, alongside a practical utility room and a convenient cloakroom.

To the first floor, a central landing gives access to four well-proportioned bedrooms, all served by a contemporary family bathroom fitted with a shower over the bath.

Externally, at the front, a neatly maintained lawned garden with a pathway leads to the front entrance, while ample off-road parking is provided by a driveway giving access to both a carport and a single garage. The rear garden is a particular highlight being beautifully maintained and predominantly laid to lawn, with a paved patio area ideal for outdoor dining, established planted beds, and a paved pathway leading to a charming summerhouse. Further benefits include multiple outbuildings, offering excellent storage solutions or potential for a variety of uses.

### 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 & Drainage. Heating via oil fired central heating.

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



### Directions

Leaving Bury St Edmunds via Westley Road, continue through the village of Little Saxham and on approaching Barrow turn right onto Stoney Lane where the property will be located on your 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, 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 Porch 4' 5" x 4' 1" (1.35m x 1.25m)

Sitting Room 14' 5" x 19' 5" (4.39m x 5.93m)

Kitchen 9' 10" x 10' 10" (3.00m x 3.29m)

Dining Area 9' 10" x 8' 8" (2.99m x 2.64m)

Snug 12' 5" x 8' 11" (3.78m x 2.73m)

Utility Room 12' 5" x 5' 0" (3.78m x 1.53m)

WC 3' 1" x 5' 0" (0.94m x 1.52m)

Landing 13' 9" x 3' 8" (4.20m x 1.13m)

Bedroom 14' 8" x 9' 9" (4.47m x 2.96m)

Bedroom 9' 10" x 10' 7" (2.99m x 3.23m)

Bedroom 13' 2" x 8' 6" (4.02m x 2.60m)

Bedroom 7' 4" x 9' 5" (2.23m x 2.86m)

Bathroom 7' 0" x 5' 4" (2.14m x 1.63m)

Front & Rear Gardens

Driveway & Garage

### Additional Information:

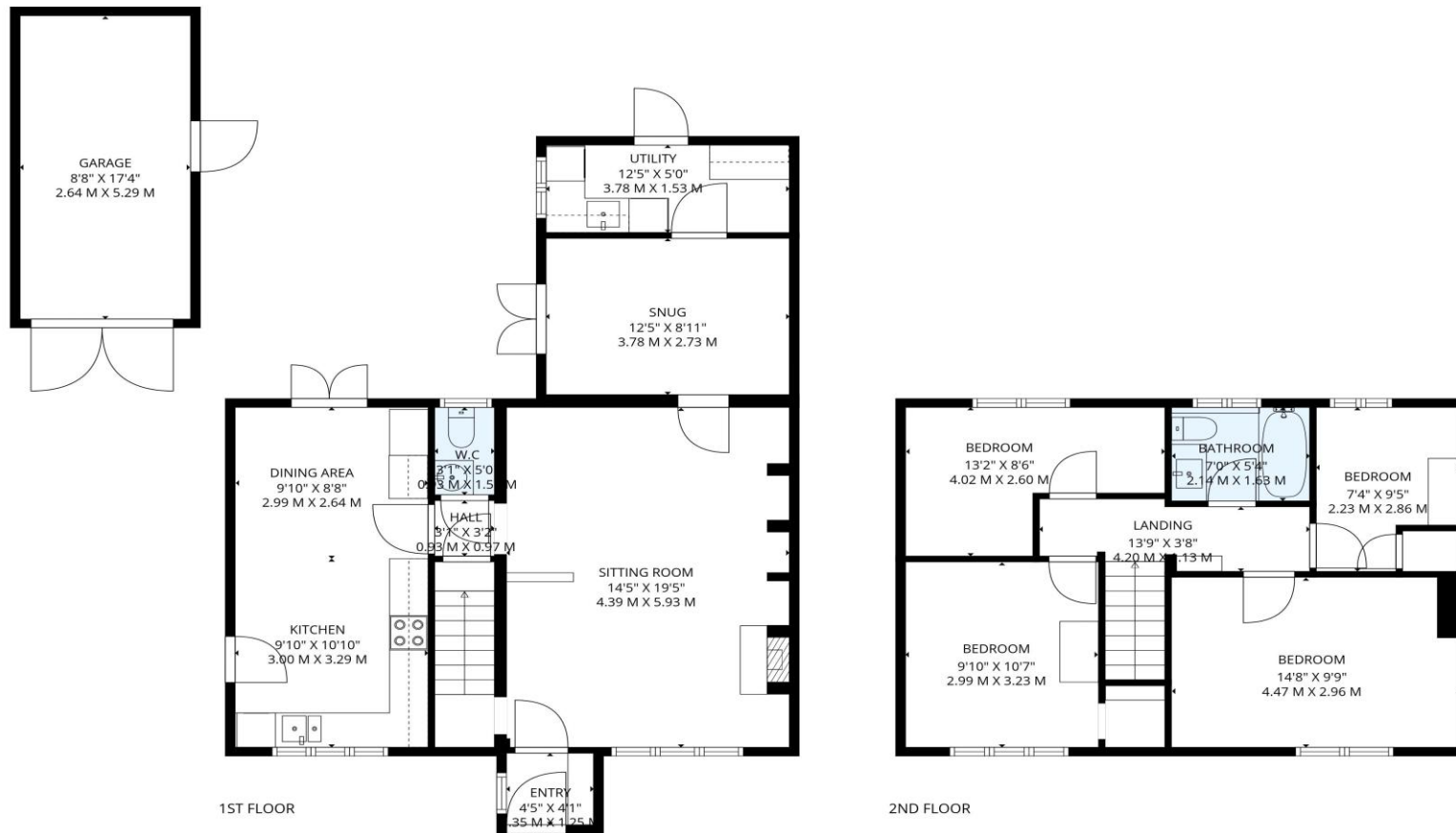
Council Tax Band: B

EPC Rating: TBC

Tenure: Freehold

Offers Over £475,000  
Freehold





**TOTAL: 1244 sq. ft, 115 m2**  
 1st floor: 694 sq. ft, 64 m2, 2nd floor: 550 sq. ft, 51 m2  
 EXCLUDED AREAS: GARAGE: 151 sq. ft, 14 m2, UTILITY: 62 sq. ft, 6 m2, WALLS: 144 sq. ft, 15 m2

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcgp.

**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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