



Beale Road, Barrow, Suffolk, IP29 5ES

MARK · EWIN
BURY ST EDMUNDS

This four-bedroom detached house, constructed in 2021 by award-winning builders Hopkins Homes, is located in the thriving village of Barrow.

With a charming outlook over a green space to the front and glorious fields views to the side, the property offers spacious, light and bright, well-presented accommodation with plenty of storage, with the additional advantages of having a driveway, garage and private rear garden. The property further benefits from an air source heat pump providing heating, with underfloor heating to the ground floor and radiators serving the first floor. Designed as 'The Bramble' model, the property welcomes you with an inviting entrance hall with stunning central staircase and provides access to the spacious and light cloakroom. The kitchen breakfast room follows, featuring a well-equipped kitchen with white gloss wall and base level units, built-in oven with hob and extractor over, and space for a dishwasher, the room further benefits from a convenient under stairs storage cupboard. From the kitchen, you can access the utility room, which offers further base and eye level units with sink, and space for a washing machine, the utility provides further access to the rear garden. The property also boasts a spacious sitting / dining room with French doors opening to the large patio with rear garden beyond. From the dining area there are views over the delightful open space situated to the front of the property.

Moving to the first floor, you will find the four light and airy bedrooms, all of which benefit from ample storage. The principal bedroom itself benefiting from a built-in wardrobe, storage cupboard, with the added convenience of an en-suite shower room. The family bathroom completes the accommodation on this floor, offering a white suite with shower over the bath, finished with attractive tiling.

Outside, the property benefits from the convenience of plentiful off road parking on the large driveway with the added benefit of a detached garage. From the front, there is gated access to the rear garden. The front garden is laid to lawn with pathway to the entrance door and once again enjoys the outlook over the attractive planted open area. The private rear garden enjoys the open aspect of the adjacent fields and features a large patio area, a secluded seating area, with the remainder being laid to lawn.

Additional Information

Tenure: Freehold

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

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

Services: Mains Electric, Water & Drainage. Heating via an Air Source Heat Pump. (Please note that none of these services have been tested by the selling agent.)

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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 at the end of 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 9' 9" x 10' 9" (2.96m x 3.28m) maximum

Cloakroom 3' 5" x 7' 9" (1.04m x 2.35m)

Sitting / Dining Room 25' 8" x 12' 7" (7.82m x 3.84m
reducing to 2.67m)

Kitchen Breakfast Room 13' 0" x 12' 4" (3.95m x 3.76m)
maximum

Utility Room 8' 8" x 5' 4" (2.64m x 1.63m) maximum

First Floor Landing 8' 6" x 10' 2" (2.58m x 3.09m)

Bedroom One 10' 4" x 16' 4" (3.15m x 4.97m) maximum

En-Suite 5' 1" x 6' 10" (1.55m x 2.08m)

Bedroom Two 9' 7" x 9' 4" (2.91m x 2.84m)

Bedroom Three 10' 10" x 8' 11" (3.29m x 2.73m)

Bedroom Four 10' 0" x 8' 1" (3.05m x 2.47m) maximum

Outside

Front & Rear Gardens

Driveway & Garage

Agents note: There is an approved planning application for the land south of Bury Road, Barrow. Details can be found under reference DC/25/1403/FUL on the West Suffolk Planning Portal.

Additional Information:

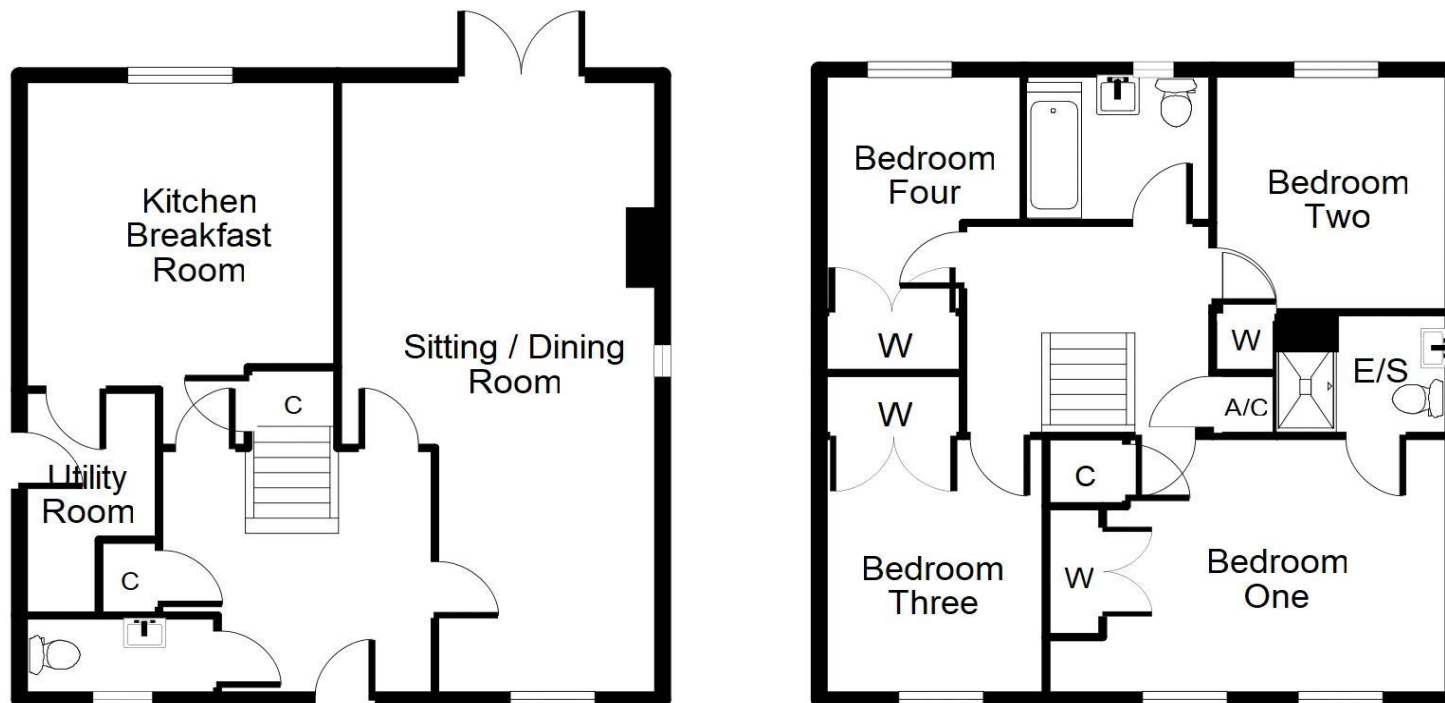
Council Tax Band: E

EPC Rating: B

Tenure: Freehold

Offers Over £475,000
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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