



**7 Beale Road,  
Barrow, Suffolk.**

**DAVID  
BURR**





# 7 BEALE ROAD, BARROW, BURY ST. EDMUNDS, SUFFOLK. IP29 5ES

Barrow is a picturesque village located six miles west of the Historic market town of Bury St Edmunds and within easy travelling distance of the commuter links onto the A14 with Cambridge lying only 25 miles away. The thriving village boasts many traditional amenities including a village hall, doctors surgery, primary school, village store, public house, post office and village green. Bury St Edmunds offers further extensive facilities including schools, colleges, shops and restaurants and commuter rail link to London Liverpool Street station.

A spacious and well-presented link-detached modern home constructed in 2020 by the highly regarded Hopkins Builders. The high-quality accommodation schedule arranged over 2-floors in brief comprises 3 double bedrooms (one of which ensuite) a family bathroom and well-proportioned reception rooms to include a sitting room and kitchen/breakfast/dining room. The versatile accommodation is complemented by garaging and parking with proportionate rear gardens.

## A spacious and well-presented link-detached modern home built by highly regarded builders in the sought after village of Barrow.

**ENTRANCE HALL:** With door to:-

**SITTING ROOM:** Window to front aspect and access to:-

**KITCHEN/BREAKFAST/DINING ROOM:** Well-appointed with a range of fitted wall and base units with worksurfaces over and integrated appliances to include sink inset with drainer and mixer tap, dishwasher, fridge/freezer and hob with extractor over. Space for washing machine and French style double doors leading to the terrace abutting the rear of the property.

**CLOAKROOM:** With white suite comprising WC and hand wash basin.

### First Floor

**LANDING:** Doors to:-

**PRINCIPAL BEDROOM:** With integrated wardrobes, window to front aspect and door to:-

**ENSUITE:** With white suite comprising WC, hand wash basin and corner shower.

**BEDROOM 2:** Substantial double bedroom with window to front aspect and skylight window to rear.

**BEDROOM 3:** Double bedroom with window to rear aspect.

**FAMILY BATHROOM:** With white suite comprising WC, hand wash basin, panel bath with shower attachment and frosted window to rear.

### Outside

The property has **OFF-ROAD PARKING** for a number of vehicles to the front with vehicular access to the:-

**GARAGE:** With power and light connected and personnel door to side.

The rear gardens are low-maintenance in nature and have been cleverly landscaped to provide a substantial Alfresco dining terrace with artificial lawn, space for potted plants and space for a hot tub. The boundaries are clearly defined by fencing to all sides.



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**SERVICES:** Main water, drainage and electricity are connected. Air source heat pump heating. **NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** West Suffolk Council: 01284 763233. Council Tax Band: C - £1,849.96 -2024/25.

**EPC RATING:** B.

**BROADBAND SPEED:** Up to 1800 Mbps (source Ofcom).

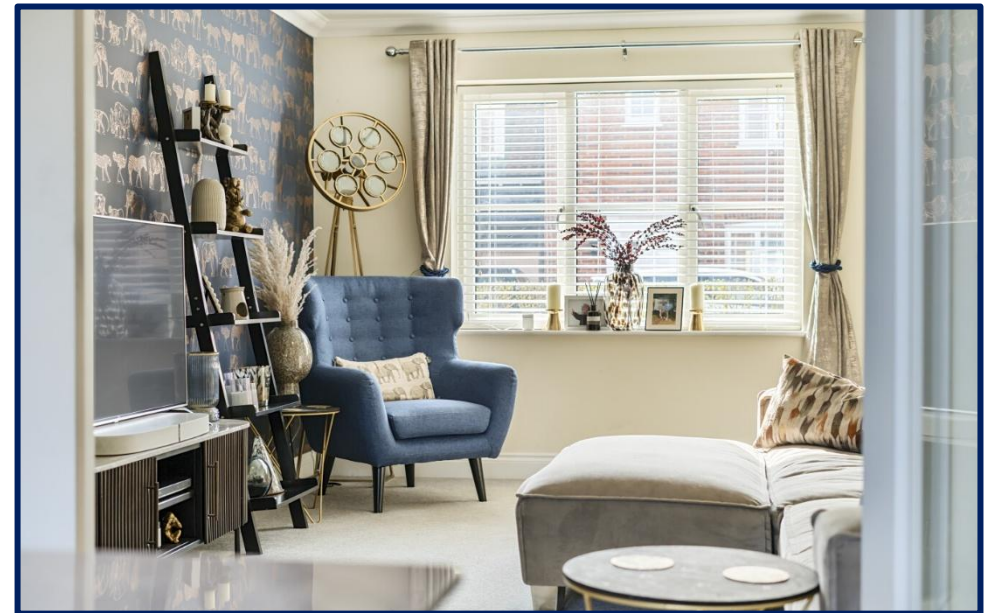
**MOBILE COVERAGE:** EE, Three, 02 and Vodafone – outdoors, likely (source Ofcom).

**NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

**WHAT3WORDS:** ///glorified.squeezed.action.

**VIEWING:** Strictly by prior appointment only through DAVID BURR Bury St Edmunds 01284 725525.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



Bury St Edmunds 01284 725525   Leavenheath 01206 263007   Clare 01787 277811   Castle Hedingham 01787 463404   Woolpit 01359 245245

Newmarket 01638 669035   Long Melford 01787 883144   London 020 78390888   Linton & Villages 01440 784346

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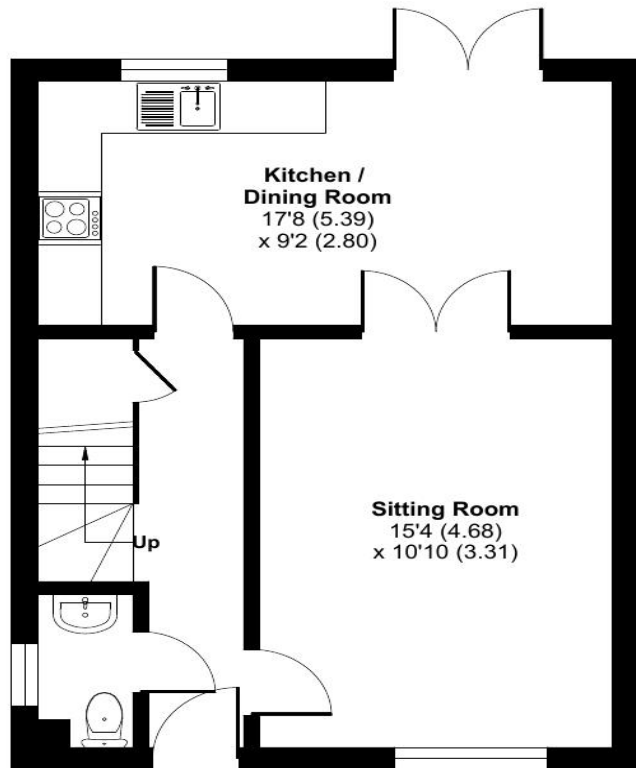
## Beale Road, Barrow, Bury St. Edmunds, IP29

Approximate Area = 1085 sq ft / 100.7 sq m

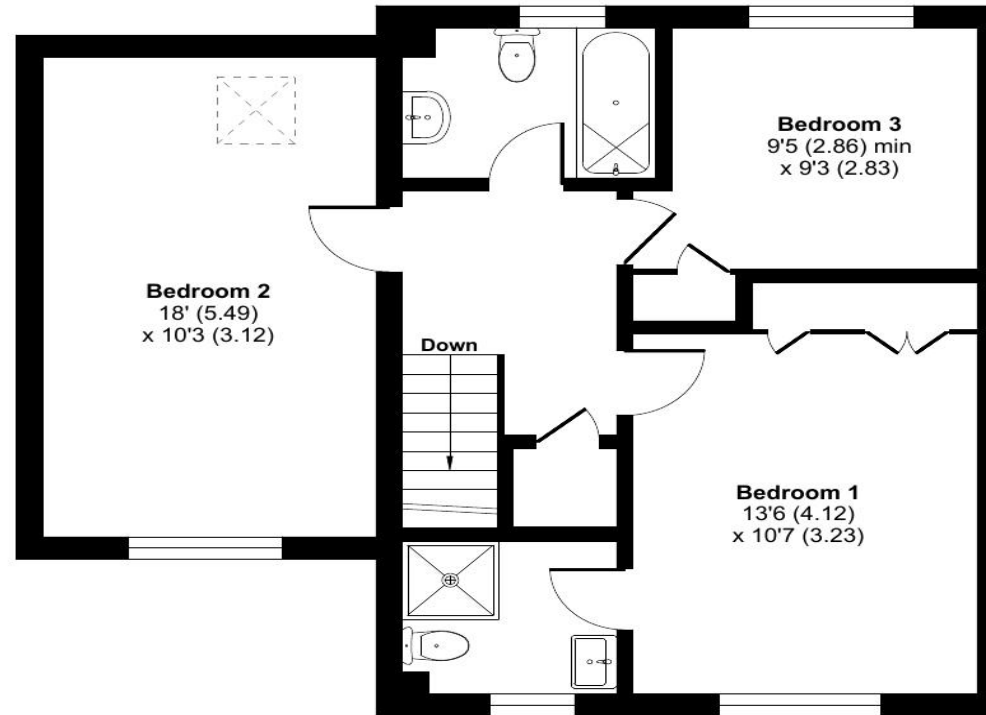
Garage = 235 sq ft / 21.8 sq m

Total = 1320 sq ft / 122.5 sq m

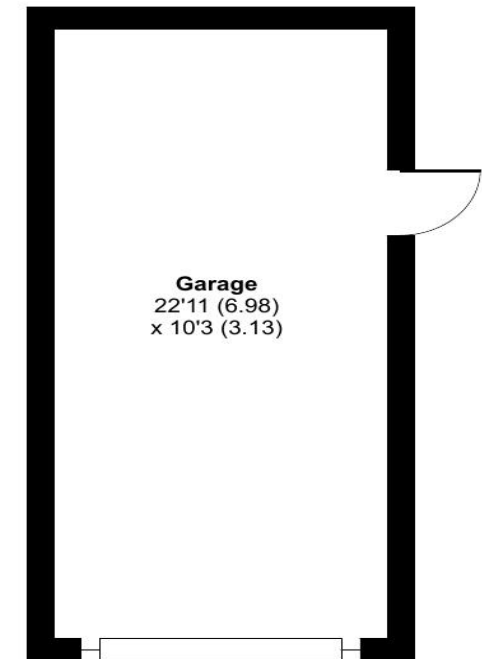
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



**Garage**  
22'11 (6.98)  
x 10'3 (3.13)

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for David Burr Ltd. REF: 1268610

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