



**Maple Trees,
Barrow, Suffolk.**

**DAVID
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MAPLE TREES, BARROW, BURY ST. EDMUNDS, SUFFOLK. IP29 5AE

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 has many traditional amenities including a village hall, doctors' surgery, primary school, village store, 2 public houses, 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.

This exceptionally well-presented detached house occupies a lovely position within one of the areas most favoured villages. The property has been the subject of much improvement/alteration by the current owners with an emphasis on detail and quality finishes throughout, this has culminated in a particularly stunning kitchen/dining/living room. There are a range of useful external buildings, extensive off-road parking and a garden that abuts orchards to the rear.

An exceptionally well-presented detached house with versatile accommodation in one of the areas most favoured villages.

ENTRANCE HALL: An inviting area with cloaks hanging space, storage cupboard and opening to:-

Inner Hall: Shelving, fitted picture light and staircase off. Light oak doors open to:-

SITTING ROOM: Enjoying a view over the rear garden and finished with a log burning stove on a granite hearth with moulded wood surround. Matching oak shelving and handmade sliding oak door opening to:-

STUDY: A versatile space that could be a play room, snug, etc. Fitted oak desk.

KITCHEN/DINING/LIVING ROOM: An exceptional space, cleverly divided into 3 distinct areas with an emphasis on natural light and enjoying views over the garden. The dining area has a wood panel effect wall and a Karndean floor runs throughout. Within the sitting/living area there is a bespoke hand-built area of storage including display shelving complete with lighting and central space for a television if required. The custom-built kitchen includes an extensive range of matching units finished with attractive Mistral worktops complemented further by a large bar with

seating either side. Integrated sink, dishwasher, wine store, pantry cupboard, deep pan drawers, fridge and 2 single Bosch ovens with induction hob and extractor fan over. Door to side garden and double doors opening to the rear garden.

UTILITY ROOM: With further base units and inset sink with drainer and mixer tap. Window to rear aspect and personnel door to rear gardens.

SHOWER ROOM: With a fully tiled shower cubicle, heated towel rail, WC and wash hand basin with storage below.

First Floor

LANDING: Light oak doors open to:-

PRINCIPAL SUITE: With a feeling of space created by the open plan aspect to the ensuite which in turn provides for far reaching views over the apple orchard behind.

ENSUITE: With a clever open design, deep double ended bath, heated towel rail, WC and wash hand basin with storage below.

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BEDROOM 2: With large eaves storage cupboard, shelved linen cupboard, views over the orchard and door to:-

ENSUITE: Attractively tiled and finished with a shower cubicle, WC, heated towel rail and wash hand basin.

BEDROOM 3: Enjoying views over the orchard behind and with a door to:-

ENSUITE: (shared with Bedroom 2).

BEDROOM 4: Currently utilised as a dressing room and with access to loft storage space.

Outside

Handmade double gates open to a sweeping brick paved drive which provides ample **OFF-ROAD PARKING** and is complemented by a gabion wall to the front elevation and a further area of gravel parking.

The rear garden is one of the property's most attractive features, generous in size with the rear boundary kept to a sensible height to take full advantage of the apple orchards behind. A large terrace designed with entertaining/dining Alfresco in mind incorporates a purpose-built timber structure utilised as an external kitchen area. Further range of **OUTBUILDINGS** include useful storage sheds and an external sitting room with an open aspect looking on to the garden. There is a further **STUDIO/OFFICE** and a large open expanse of lawn bordered by attractive gabion walls. External water and power are connected.

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

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: D - £2,179.39 – 2025/26.

EPC RATING: Awaiting report.

BROADBAND SPEED: Up to 80 Mbps (source Ofcom).

MOBILE COVERAGE: 02 and Vodafone – good outdoor and in-home. EE and Three – good outdoor. (source Ofcom).

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WHAT3WORDS: ///hatch.observe.encroach.

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

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