



Jackson & Co



## Simpson Way

Barrow, Suffolk, IP29 5EA

Guide Price £375,000

Jackson & Co Bury St Edmunds are delighted to present this beautifully presented, contemporary end-of-terrace town house, crafted in 2016 by the renowned Hopkins Homes. Nestled on the outskirts of the sought-after village of Barrow, this property is remarkably located close to picturesque countryside walks and within easy access to the village shops, pub/restaurants and school.



# Property Features

- Sought after modern development
- Corner plot with extended driveway
- Three double bedrooms
- Two en-suite shower rooms and family bathroom
- Beautifully presented throughout
- Kitchen/Dining Room with doors into Living Room
- Double doors onto garden patio area
- Garage with eave storage
- Over-looking green to the front
- Master suite with walk in wardrobe and ensuite

## FULL DESCRIPTION

This property presents an abundance of space spread across three floors, benefitting from a bright and airy layout that effortlessly caters to a family's needs. Furthermore, the three generously sized double bedrooms provide the perfect sanctuary for those seeking roominess and comfort with two of the three bedrooms benefitting from built in wardrobes and ensuite shower rooms.

This property is truly one of a kind, the property features a corner plot aspect that allows garden enthusiast a blank canvass to create their own haven. The current owners have extended the existing two car driveway to allow parking for 3 / 4 cars.

In brief this property comprises an entrance hall leading to the front-facing living room, graced with large, double-glazed sash windows that invite an abundance of natural light. Seamlessly into flowing into the kitchen/dining area via double doors, also benefitting from double doors opening onto the outside space, designed with patio tiles that step down to a lawned area a decked area to the rear, a perfect space for the whole family to enjoy.

There is access into the garage and side access leading to the parking. The oil tank is privately hidden to the side of the property. The Kitchen is complete with built in electric oven, hob, and fan over. Complementing the ground floor accommodation, located from the entrance hall is the understairs storage cupboard and a conveniently located WC.

On the first floor you'll discover a spacious family bathroom including wash hand basin, WC, and a bath with shower over. Bedroom two benefitting from dual front aspect windows, a built-in wardrobe and ensuite shower room. Whilst bedroom three overlooks the rear garden. There is also access to an airing cupboard.

Ascending to the second floor there is the master suite. Complete with a walk-in wardrobe and an exquisitely appointed ensuite bathroom.

Local Authority: West Suffolk

Council Tax Band: D

Services: Mains Water and Electric. Oil fired central heating.

## LOCATION

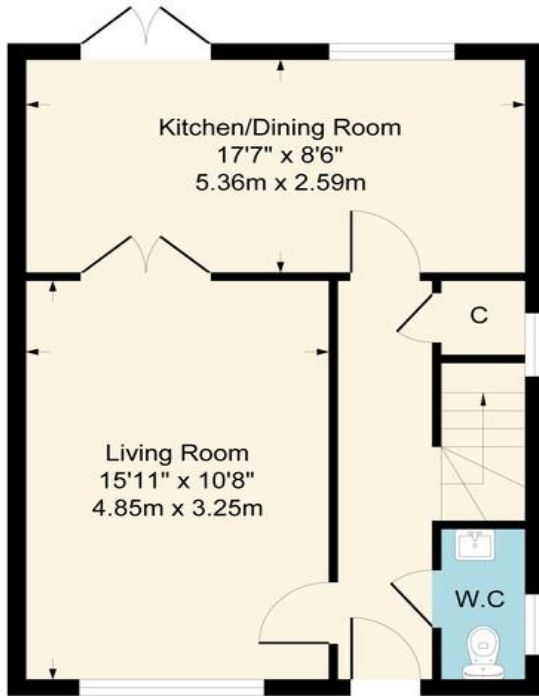
Barrow is beautifully positioned surrounded by lush countryside and although it may seem small, it is well-equipped to cater to its residents' needs. The village has a local pub, a school, and a community centre that serves as a hub for various activities and events. It also offers easy access to nearby towns and cities, ensuring that daily essentials are within reach while still enjoying the tranquillity of village life.



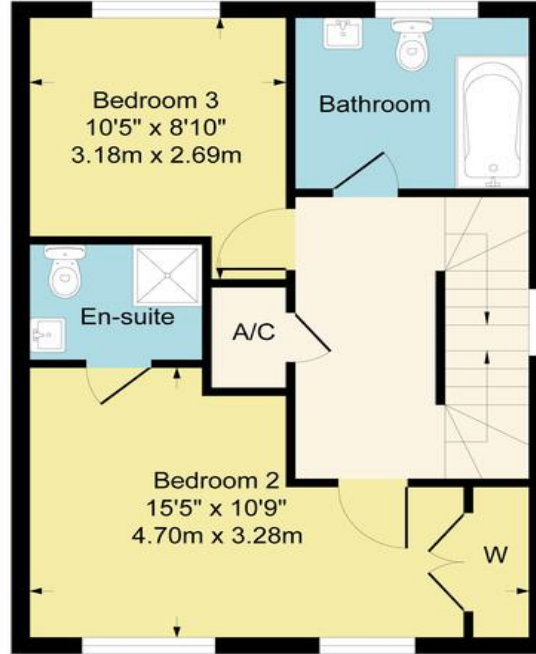




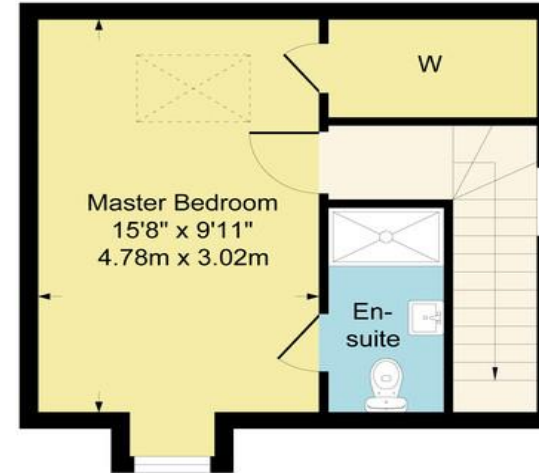
**Approximate Gross Internal Area  
1151 sq ft - 107 sq m**



Ground Floor



First Floor



Second Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 114 A     |
| 81-91 | B             | 85 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Jackson & Co Bury St  
Edmunds

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements