



**Beale Road, Barrow, Bury St. Edmunds**

**Sheridans**







## Beale Road, Barrow, Bury St. Edmunds IP29 5ES

Guide Price £399,000

A three-bedroom link detached house providing well presented accommodation in the well-served village of Barrow.

Built by Hopkins Homes in 2020 of traditional brick and block construction with rendered elevations beneath a tiled roof, this impressive link detached modern house is situated within this popular recently built development, located within a short stroll to the excellent local facilities on offer. The house also offers an enclosed rear garden and benefits from solar panels and a battery storage system, offering energy efficiency and reduced utility costs, air source heating and double glazing. The light and airy accommodation in brief comprises an entrance hall with stairs to the first floor. Understairs storage and meter cupboard. Further door to cloakroom.

The elegant sitting room has a window to front and double doors opening to the splendid kitchen/dining room, creating an ideal space for entertaining and dining, with French doors opening to the rear garden. The kitchen is fitted with an extensive range of units providing plenty of drawer and cupboard space beneath preparation surfaces and complemented by built-in appliances.

On the first floor is a landing with an airing cupboard and doors leading to the three bedrooms and bathroom. The principal bedroom benefits from an en-suite shower/wc

and the two remaining bedrooms are served by the family bathroom, completing the accommodation.

### Outside

To the front is an area of garden with shrub borders. A block paved drive provides off road parking and access to the attached garage. Gated side access leads to the enclosed rear garden which is laid to lawn.

### Location

Barrow is a popular and well served village centred around a large green located about six miles to the west of the historic cathedral town of Bury St Edmunds which affords excellent shopping facilities with the recently opened Arc shopping centre and twice weekly open air market, together with educational, recreational and cultural amenities including the famed Theatre Royal.

The A14 dual carriageway lies some two miles distant and thus affords good road links to Ipswich, Cambridge, the Midlands and London via the M11. Excellent village facilities include Forelock & Load Equestrian merchandise, 2 general stores (which includes a Post Office), doctors surgery, two public houses, church, fitness academy, fish & chip shop, hairdressers, nursery and primary school.

### Directions

When entering Barrow from the direction of Hargrave, turn right into Beale Road, where the house will be found in front of you.

- Well presented link detached house in popular village
- Off road parking, garage
- Enclosed garden
- No onward chain
- Solar panels with battery storage system
- Kitchen/dining room
- Sitting room
- Principal bedroom with en-suite
- Two remaining bedrooms
- Family bathroom

### Services

Mains water, electricity and drainage. Air source heating via under floor on ground floor and radiators on first floor.

The property benefits from solar panels, battery storage system and water softener.

Council Tax: West Suffolk Band: C

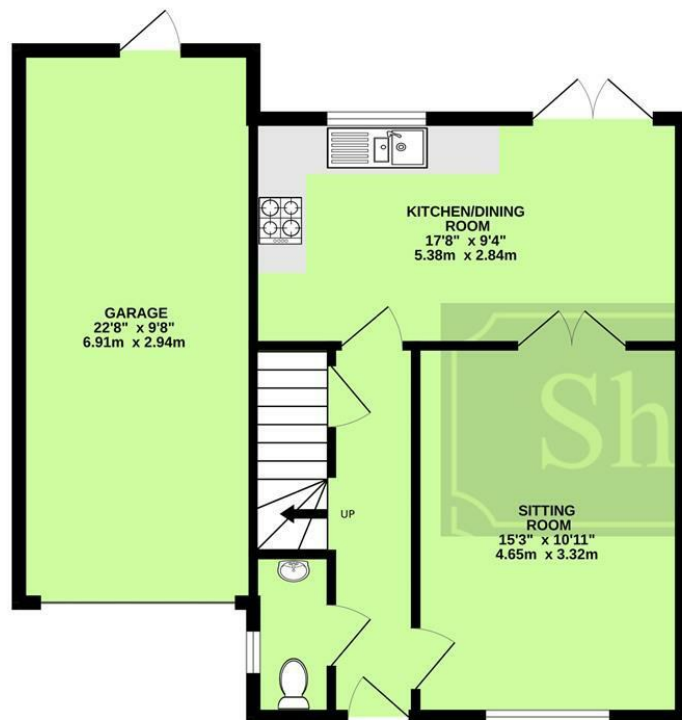
Broadband speed: Up to 1800 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

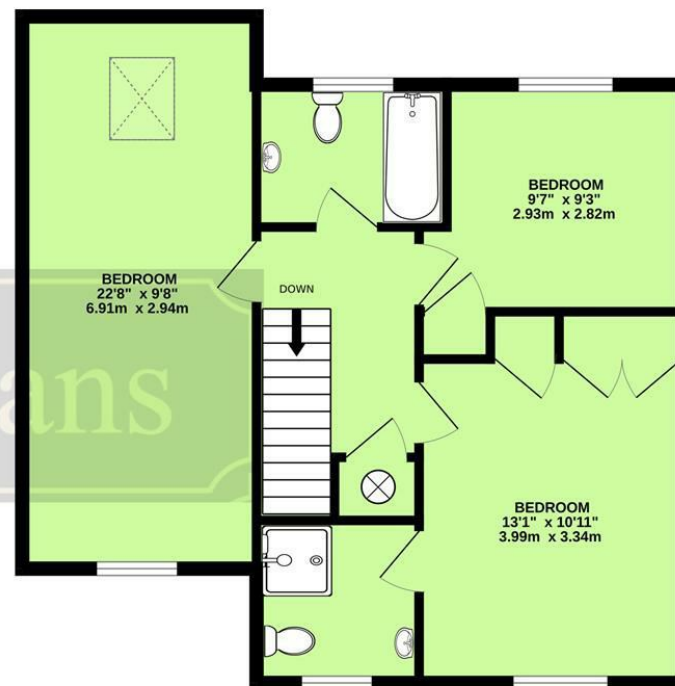
Flood Risk: Very Low Risk (Source Gov.uk)



GROUND FLOOR  
652 sq.ft. (60.6 sq.m.) approx.



1ST FLOOR  
652 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA : 1304 sq.ft. (121.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2025

These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

**Sheridans Estate Agents**

**Web:** [www.sheridans.ltd.uk](http://www.sheridans.ltd.uk) **Email:** [info@sheridans.ltd.uk](mailto:info@sheridans.ltd.uk)

**Bury St. Edmunds Office**

19 Langton Place,  
Bury St Edmunds, IP33 1NE

Tel: 01284 700 018

**Knightsbridge London Office**

45 Pont Street,  
London, SW1X 0BD

Tel: 020 7629 9966

**Registered office:** Sheridans Limited, 19 Langton Place, Bury St Edmunds, IP33 1NE

**Registered in England No.** 04461290

**VAT Number:** 794 915 378



**Sheridans**