



Simpson Way, Barrow, Bury St. Edmunds

Sheridans



Stunning double fronted detached house, with garage, providing stylishly presented 4 double bedroomed accommodation in the well-served village of Barrow. Located in cul-de-sac location with open field views to the rear.

Built by Hopkins Homes to a pleasing design in 2016 of traditional brick and block construction beneath a tiled roof, this impressive detached modern house, enjoys a prominent setting on the very edge of this popular development, situated within a short stroll to the excellent local facilities on offer. The house also offers an enclosed rear garden and benefits from oil fired central heating and double glazing.

The beautifully presented accommodation in brief comprises large welcoming entrance hall with stairs leading to the first floor and a door which leads to the cloakroom. The elegant sitting room has French doors opening to the garden. The snug/dining room offers a versatile space which is currently used as a playroom. The splendid kitchen/breakfast room, creates an ideal space for entertaining and dining with useful utility room off. 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 four bedrooms and bathroom. The principal bedroom has integrated wardrobes and stylish en-suite shower room with vanity basin, cupboards under and concealed cistern WC. The three remaining bedrooms are served by the family bathroom completing the first floor accommodation.

### Outside

Front is mainly laid to lawn with boundary hedging and path leading to front door. To the side of the house is an area of driveway providing parking giving access to the garaging, with up and over door and power and lighting connected. EV charger. The enclosed rear gardens are mostly laid to lawn and includes a large patio area ideal for entertaining and al-fresco dining. There is a further area with bark infill perfect as a play area or for storage. Oil tank.

### Location

The property enjoys a prominent setting on the very edge of this small development. 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

From the direction of the A14, proceed through the village, and turn right into Simpson Way, where the property will be found at the top.

### Services

Mains electric, water and drains supplied  
Oil Fired Central Heating

- Detached House with Driveway Parking and Garage
- Prominent Cul-de-Sac position
- 2 Reception Rooms
- Kitchen/Breakfast Room and Utility
- Double Bedrooms
- Updated Ensuite Shower Room
- Stylishly Presented
- Stunning Countryside Views
- Good Sized Garden with Patio
- Popular Village with Amenities

Council Tax: West Suffolk Band: E

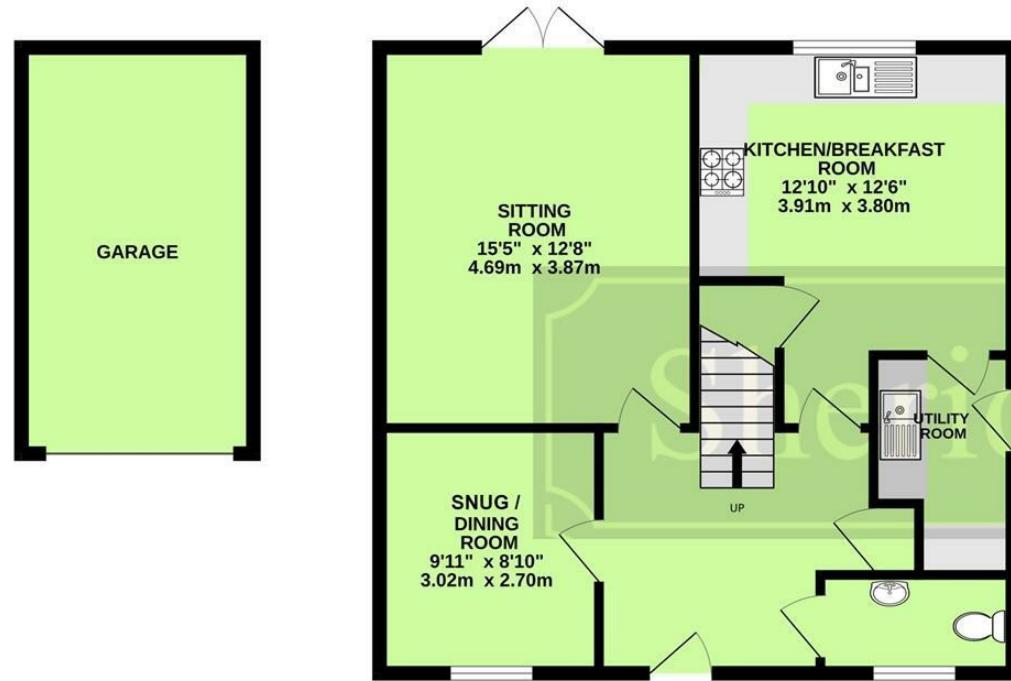
Broadband speed: Up to 1800 mbps available (Source Ofcom)

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

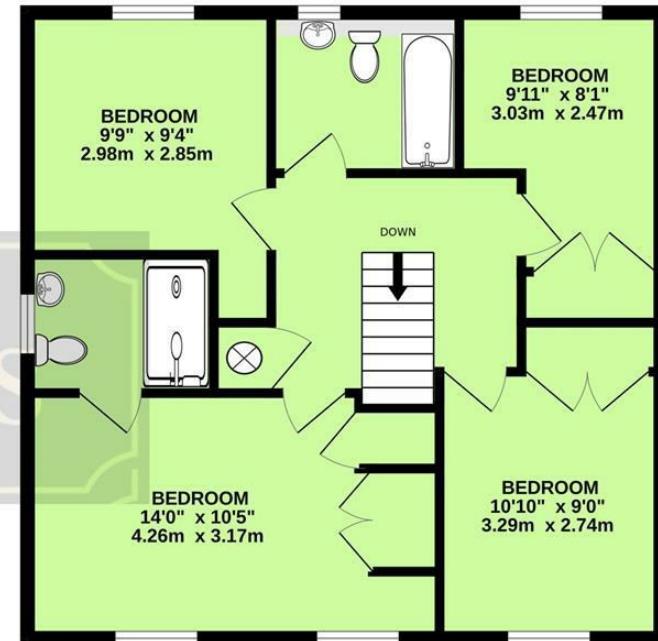
Flood Risk: Very Low Risk (gov. uk)



## GROUND FLOOR



## 1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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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.

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