



Ley Road, Barrow

Sheridans







# Ley Road, Barrow IP29 5DF

Offers Over £300,000

Village with excellent local amenities.....A three-bedroom semi-detached house built in the 1960's, providing good sized accommodation in the well-served village of Barrow. The property benefits from a nice sized garden, conservatory and off road parking with the addition of a single garage.

The accommodation in brief is as follows: Entrance to the house via the front door into the hallway which accesses the sitting room, kitchen and downstairs bathroom.

The sitting room is light and airy with feature wallpaper and UPVC double glazed window to front aspect. Modern spacious kitchen with a comprehensive range of storage units, breakfast bar, integrated dishwasher and space for fridge/freezer and range cooker (available by separate negotiation). Added benefit of pantry/larder cupboard and plinth lighting.

There is a good sized conservatory accessed from the kitchen with double doors out onto the garden. The modern downstairs bathroom has been refitted to a great standard and benefits from a matching white suite with shower over bath, wash hand vanity basin with cupboard under and concealed cistern WC.

Accessed from the first floor landing the main bedroom is dual aspect with integrated storage with a further two good sized bedrooms. The property also benefits from oil fired central heating and UPVC double glazing.

## Outside

The front has double gates opening to the driveway, providing

parking for at least two vehicles in front of the garage, with up and over door. The rear garden is mostly laid to lawn and includes an area of composite decking, ideal for entertaining. Oil tank and outside oil fired boiler.

Please note: a neighbouring property has pedestrian access over the rear garden.

## Location

Barrow is a popular and well-served village, centered 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, two general stores including a Post Office. doctors surgery, two public houses, church, fitness academy, fish & chip shop, hairdressers, nursery and primary school.

## Directions

On exiting the A14 turn right onto Coalpit Lane continue onto the Street then turn left onto Ley Road where the property can be found on the right.

<https://what3words.com/fabric.project.mull>

## Services

Mains electricity, drainage and water

- Modern Contemporary Kitchen
- Conservatory
- Larder/Pantry Cupboard
- Breakfast Bar
- Modern Bathroom
- Three Bedrooms
- Driveway Parking & Garage
- Good Sized Garden
- UPVC Double Glazing
- Popular Village Location

Oil central heating, external boiler fitted 2019

Council Tax: West Suffolk Band: B

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

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

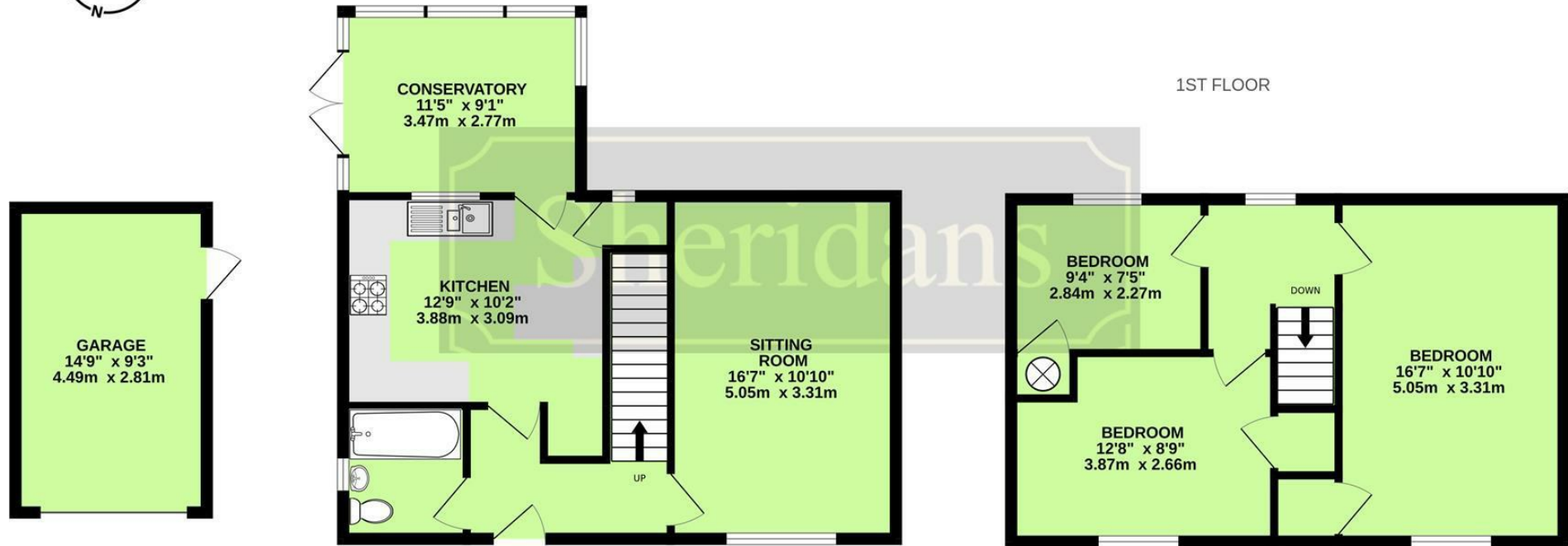
Flood Risk: Very Low Risk



## GROUND 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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