



**Barleycorn Way, Beck Row IP28 8YQ**

**welcome to**

## **Barleycorn Way, Beck Row Bury St. Edmunds**

A well presented detached house located in a popular residential area of Beck Row within walking distance of local amenities with good size kitchen/dining room, three bedrooms, en-suite facilities and garage.

### **Entrance Hall**

With radiator, stairs to first floor with storage cupboard beneath, double glazed window to side aspect and doors to:

### **Cloakroom**

Fitted with a suite comprising W.C, corner wash hand basin, radiator and extractor.

### **Living Room**

12' 9" max x 12' 2" max ( 3.89m max x 3.71m max )

With radiator and double glazed window front aspect.

### **Kitchen/Dining Room**

18' 1" x 9' 3" ( 5.51m x 2.82m )

Fitted with a modern range of base units and drawers, matching wall units, one and a half bowl sink and drainer unit, built in under oven with electric hob and extractor over, integrated dishwasher, space for fridge/freezer, radiator, double glazed window to rear aspect, double glazed double doors to rear garden and door to:

### **Utility Room**

5' 9" x 5' 5" ( 1.75m x 1.65m )

With work surface to one side, space and plumbing for washing machine, storage cupboard, door to side.







### **First Floor Landing**

With storage cupboard and doors to:

### **Bedroom 1**

12' 9" max x 10' 9" max ( 3.89m max x 3.28m max )

With radiator, double glazed window to front and door to:

### **En-Suite Shower Room**

Fitted with a suite comprising shower enclosure, W.C, wash hand basin, part tiled, radiator, extractor and window to front.

### **Bedroom 2**

9' 3" x 9' 3" ( 2.82m x 2.82m )

With radiator and window to rear aspect.

### **Bedroom 3**

9' 3" x 8' 4" ( 2.82m x 2.54m )

With radiator and window to rear aspect.



### **Bathroom**

Fitted with a suite comprising panel enclosed bath with shower over, W.C, wash hand basin, radiator, extractor and window to side.

### **Outside**

To the front of the property there is a garage and driveway, The front garden is enclosed by low level picket style fencing. The rear garden is fully enclosed and has an initial patio area with the remainder be laid to lawn with a shrub and plant border.

### **Agents Note**

Heating to the property is served by electric. Please contact the branch for more details.



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## **Barleycorn Way, Beck Row**

- Detached House
- Circa 1000 Sq Ft
- Popular Residential Area
- Three Bedrooms
- En-suite Facilities

Tenure: Freehold

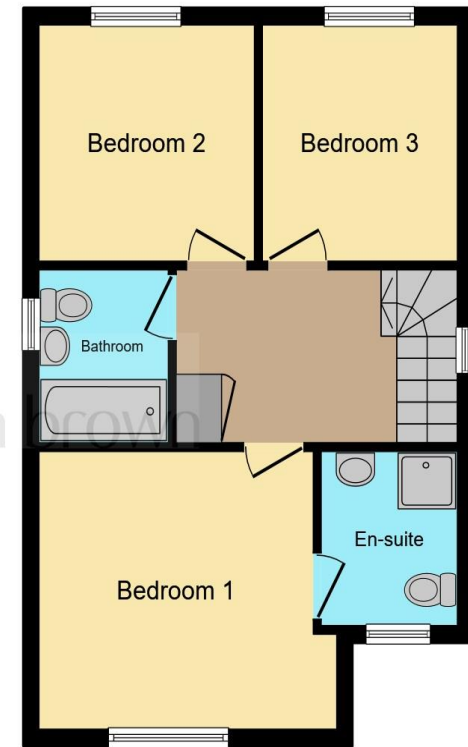
EPC Rating: D

guide price

**£280,000**



**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
MDH108373 - 0002

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