



SIMPSON WAY BARROW

F O R S A L E

- MODERN FAMILY HOME
- 3 DOUBLE BEDROOMS
- SOUGHT AFTER VILLAGE
- ONLY 7 YEARS OLD
- STUDY/FOURTH BEDROOM
- GARAGE
- CAR PORT



PRICE
£350,000



GD Estates are delighted to offer to the market for sale this beautifully presented family home in the sought after village of Barrow. The property was built in 2017 so therefore, is still within its NHBC warranty and remains modern throughout. The internal accomodation comprises three double bedrooms (with ensuite to master), study/fourth bedroom, light and airy living room, kitchen/diner, family bathroom and cloakroom. Externally the property boasts rear garden, garage with power and lighting and car port offering parking for two vehicles.



LOCATION:

Barrow is an extremely well sought after village, and boasts a range of local ammenities including a popular Public House, Community centre and well-regarded primary school.

The village lies to the west of the market town of Bury St Edmunds, which boasts a wider range of educational, recreational and cultural facilities, including the Abbey Gardens, Arc Shopping Centre and Theatre Royal, as well as a train station with mainline link to London Liverpool St.

The property is also within easy access of the A14 trunk road which provides passage to the Bury St Edmunds, Newmarket, Cambridge and London via the M11, making this property ideal for both those wanting to enjoy village life, or in need of commuting further afield.

ENTRANCE HALL:

The property is entered via a composite door into the spacious internal hallway. There are stairs to the first floor, understairs storage, 1x rad access to:

CLOAKROOM:

White suite comprising low level WC and pedestal wash hand basin with complimentary tiled splash back. Obscure uPVC window to side aspect. 1x rad.

LIVING ROOM:

Light and airy living room with double doors to kitchen/diner, uPVC window to rear aspect, 1x rad.

KITCHEN/DINER:

Well equipped, modern kitchen boasting a range of wall-mounted and under-counter cabinets beneath wood-effect, roll edge worktops with complimentary tiled splash-backs. Inset stainless steel sink 1/2 with drainer and mixer tap over. Intergrated electric oven and hob with extractor over, dishwasher, washing machine and fridge/freezer. Oil boiler. Ample space for dining room table and chairs, double patio doors to rear garden. 1x rad. uPVC window to rear aspect.

LANDING:

Spacious landing providing access to all first floor accomodation. Airing cupboard providing storage and housing immertion tank. 1x rad.

BEDROOM 1:

Generous main bedroom boasting double built in wardrobes, uPVC window to front aspect, 1x rad, access to:



ENSUITE:

Boasting a modern three pieces white suite comprising tiled shower cubicle with mains shower, low level WC, pedestal wash hand basin. uPVC window to front aspect. 1x rad.

BEDROOM 2:

Second double bedroom with built in storage cupboard, uPVC window to rear aspect, loft hatch, 1x rad.

BEDROOM 3:

Third double bedroom with storage alcove, uPVC window to front aspect, 1x rad, loft hatch.

BEDROOM 4/STUDY:

Ideal guest bedroom or study, with velux wondow to rear aspect, 1x rad.

BATHROOM:

Family bathroom with a modern three pieced white suite comprising paneled bath, low level WC, pedestal wash hand basin. Half tiled walls, obscure uPVC window to rear aspect, 1x rad.

EXTERNALLY:

Externally to the rear the property boasts a fully enclosed rear garden predominantly laid to lawn with attractive patio and decking area and rear access to single garage (with power and lighting). To the front the property has a car port providing parking for two vehicles.

TENURE:

For sale FREEHOLD with vacant possession upon completion.

SERVICES:

Mains services are connected including oil, water, electricity and drainage. Oil Fired central Heating.

AGENTS NOTE:

In accordance with The Property Ombudsman requirements, you are advised that a member of GD Estates staff (or their family members) are the vendor of this property.



