

LEY ROAD BARROW, IP29 5DF

F O R S A L E

- CHAIN FREE
- TWO DOUBLE BEDROOMS
- GARAGE AND DRIVEWAY
- SOUGHT AFTER VILLAGE
- WELL PRESENTED
- WALK IN SHOWER
- EPC D
- COUNCIL TAX BAND B



PRICE
OIEO £300,000



GD Estates are delighted to offer this well-presented two-bedroom semi-detached bungalow, located in the sought-after village of Barrow. Offered to the market **CHAIN FREE**, this charming home is ideal for those seeking single-level living in a peaceful setting.

The internal accommodation comprises:

- Two double bedrooms
- Spacious living room
- Kitchen and separate utility room
- Conservatory
- Bathroom with walk-in shower

Externally, the property features a beautifully maintained rear garden, a large driveway, and a single garage, providing ample off-road parking and storage.



LOCATION:

Barrow is an extremely well sought after village, and boasts a range of local amenities 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.

LIVING ROOM

16' 3" x 11' 4" (4.95m x 3.45m):

Access to the property is through a uPVC front door, opening into a bright and spacious living room featuring a uPVC bay window to the front aspect, an electric fire, and two radiators.

KITCHEN

8'5' 7" x 3' (2.62m x 0.91m):

This well-equipped kitchen features a range of wall-mounted and under-counter cabinets. They sit beneath granite-effect, roll-edge worktops complemented by tiled splashbacks.

The kitchen also includes an inset stainless steel sink with a drainer and mixer tap, an integrated electric oven and hob with an extractor hood, and space for an under-counter fridge/freezer.

UTILITY ROOM

9' 9" x 5' 0" (2.97m x 1.52m):

An extension of the kitchen, the practical utility room offers a range of storage with wall-mounted and under-counter cabinets. These are set below granite-effect, roll-edge worktops with complementary tiled splashbacks. The room also includes a stainless steel sink with a drainer and mixer tap, as well as plumbing and space for a washing machine or dishwasher. There is also integral access to the garage, one radiator, uPVC window to rear aspect and a uPVC door gives access to the conservatory.

CONSERVATORY

12' 5" x 9' 5" (3.78m x 2.87m):

This triple-aspect uPVC conservatory is a superb space, with power, lighting, and heating, making it suitable for enjoyment all year round. The conservatory provides access to the rear garden via both a single uPVC door and a set of double uPVC doors.



INTERNAL HALLWAY:

Featuring an airing cupboard offering storage and housing the immersion tank, and the loft hatch.

BEDROOM 1

11' 1" x 10' 7" (3.38m x 3.23m):

A double bedroom featuring a built-in wardrobe, a radiator, and a uPVC window to the front aspect.

BEDROOM 2

12' 7" x 7' 8" (3.84m x 2.34m):

The second double bedroom includes a built-in wardrobe, a radiator, and a uPVC window overlooking the rear of the property.

BATHROOM

6' 9" x 6' 0" (2.06m x 1.83m):

A three-piece white suite comprising a double, walk-in shower cubicle with a mains shower, a low-level WC, and a pedestal wash hand basin. Additional features include a radiator and an obscure uPVC window to the rear.

EXTERNALLY:

Rear Garden

The property features a fully enclosed and well-maintained rear garden, primarily laid to lawn with an attractive patio area, ideal for outdoor entertaining. Side access is available to the front of the property.

Front Garden & Driveway

To the front, a large driveway provides off-road parking for multiple vehicles. There is also a further lawned area with a path leading to the front door.

Garage

The single garage has an up-and-over door, along with power and lighting.

SERVICES:

The property is on mains water and electricity. Oil Fired central heating.

TENURE:

The property is FREEHOLD, chain free and will be sold with vacant possession.



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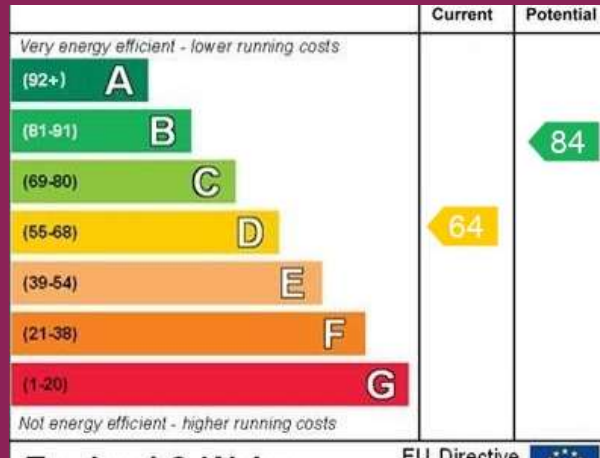
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GROUND FLOOR



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