



The Green
Barrow, IP29 5DT
Guide Price £625,000

The Green, Barrow, IP29 5DT

A modern and detached family home standing in this popular and well served village and enjoying some delightful and extensive mature gardens.

This individually built property offers flexible and versatile rooms throughout and offers accommodation to include spacious entrance hall, living room, dining room, kitchen, utility room, study/Bedroom 5, four generous size bedrooms (ensuite to master) and two separate bathrooms/shower room.

Externally the property offer outstanding gardens with pond and extensive driveway, double garage and a long mature 1/3 of an acre rear garden.

NO ONWARD CHAIN.

EPC C
Council Tax F (West Suffolk)

Accommodation Details:

Fully glazed front entrance door leading through to the:

Entrance Hall

Vaulted ceiling entrance hall with two radiators, staircase rising to the first floor and door through to the:

Living Room 20'6" x 11'8" (6.27 x 3.56)

Spacious living room with featured bricked fireplace and open log burner, TV connection point, wall lighting, radiator, bay window to the front aspect, French doors out to the rear garden and opening through to the:

Dining Room 11'8" x 11'6" (3.56 x 3.53)

With radiator, window to the the rear aspect and door through to the:

Kitchen 20'6" x 7'9" (6.27 x 2.37)

Fitted with a range of both eye and base level storage units and wooden working surfaces over, inset stainless steel sink and drainer with mixer tap, kitchen appliances to include a eye level oven, base level oven with electric hob above, fridge and microwave. Breakfast bar, tiled splashbacks areas, window to the rear aspect and side external door.

Utility Room 7'11" x 7'9" (2.42 x 2.37)

Inset stainless steel sink and drainer with hot and cold tap, space for a washing machine, tiled splash backs and window to the side aspect and door through to the garage.

Study/Bedroom 5 7'9" x 7'9" (2.37 x 2.37)

Versatile room with radiator and window to the side aspect.

Cloakroom 5'11" x 5'1" (1.82 x 1.56)

Low level WC, wash basin with vanity drawers under and wooden style flooring.

First Floor Landing

Galleried landing with Velux window to the front aspect and doors through to the bedrooms and bathroom.

Bedroom 1 20'6" x 11'8" (6.27 x 3.56)

Double bedroom with radiator, Velux window and opening through to the dressing area with fitted wardrobes and a further Velux window.

Bedroom 2 15'4" x 10'10" (4.69 x 3.31)

Double bedroom with built-in wardrobes, radiator, circular window to the front aspect, Velux window and door though to the:

Ensuite 5'9" x 4'5" (1.77 x 1.37)

Modern three piece suite comprising a low level WC, wash basin, shower cubicle, part tiled walls and Velux window.

Bedroom 3 11'6" x 8'10" (3.53 x 2.71)

Double bedroom with radiator and Velux window to the rear aspect.

Bedroom 4 12'3" x 7'9" (3.74 x 2.37)

Double bedroom with radiator and Velux window to the rear aspect.

Bathroom 7'9" x 5'9" (2.37 x 1.77)

Luxury three piece white suite comprising a low level WC, wash basin with vanity drawers under, panelled bath, part tiled walls, wooden style flooring and obscured Velux window.

Shower Room 5'8" x 4'10" (1.74 x 1.48)

Enclosed shower cubicle, wash basin with vanity cupboards under, tiled walls and obscured window to the side aspect.

Garage 15'8" x 15'4" (4.80 x 4.69)

With metal up and over door. Power and lighting.

Outside - Rear

Beautifully landscaped rear garden well stocked with a variety of vibrant trees, shrubs and flowers. Lawn area with path following through to the paved patio area with wooden pergola, bricked garden room/office and allotment with raised beds and greenhouse.

Outside - Front

Gated access in to the property. Shingled driveway leading up to the garage as well as providing ample parking. Featured pond, variety of mature trees and shrubs. Pathway leading up to the front entrance.

Property Information:

Maintenance fee - n/a

EPC - E

Tenure - Freehold

Council Tax Band - F (West Suffolk)

Property Type - Detached house

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 153 SQM

Parking – Driveway & Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Boiler and radiators, LPG

Broadband Connected - tbc

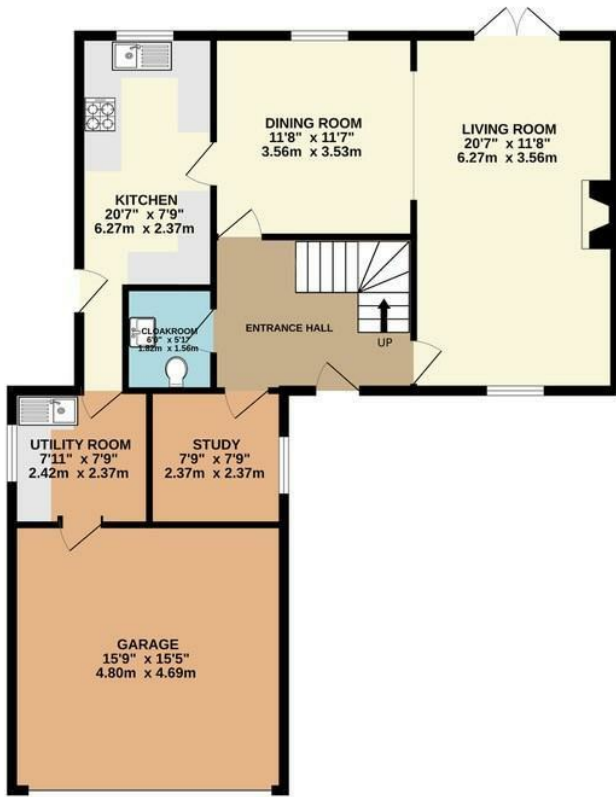
Broadband Type – Superfast available, 80Mbps

download, 20Mbps upload

Mobile Signal/Coverage – Likely

Rights of Way, Easements, Covenants – None that the vendor is aware of

GROUND FLOOR
998 sq.ft. (92.7 sq.m.) approx.



1ST FLOOR
891 sq.ft. (82.8 sq.m.) approx.



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TOTAL FLOOR AREA : 1889 sq.ft. (175.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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