



**4 Sharpes Hill,
Barrow, Suffolk.**

**DAVID
BURR**

4 SHARPES HILL, BARROW, BURY ST. EDMUNDS, SUFFOLK.

Barrow is a picturesque village located six miles west of the Historic market town of Bury St Edmunds and within easy travelling distance of the commuter links onto the A14 with Cambridge lying only 25 miles away. The thriving village has many traditional amenities including a village hall, doctors' surgery, primary school, village store, 2 public houses, post office and village green. Bury St Edmunds offers further extensive facilities including schools, colleges, shops and restaurants and commuter rail link to London Liverpool Street station.

This well-presented detached bungalow occupies a lovely position well placed for countryside walks and the village amenities. The well-balanced accommodation offers 3 double bedrooms and is further complemented by off-road parking, a garage and a generous sunny garden.

A well-presented detached bungalow within one of the areas most favoured villages.

ENTRANCE HALL: A spacious area with light oak doors opening to:-

SITTING ROOM: A large 'picture' window provides a view over the front garden. Open fireplace with tiled hearth.

KITCHEN/BREAKFAST ROOM: A light room divided into 2 distinct areas with the breakfast/living area having large sliding glazed doors opening onto terracing and the garden beyond. The kitchen area has been finished with an extensive range of matching units and granite style worktops that continue along to the breakfast bar. Integrated appliances include an electric oven, hob and extractor fan. There is space/point for an American style fridge/freezer. Plumbing for both a washing machine and dishwasher. Full height pantry cupboard.

Inner Hall: With a large cloaks/storage cupboard, access to loft storage space and light oak doors to:-

BEDROOM 1: A light spacious room.

BEDROOM 2: Enjoying a view over the rear garden.

BEDROOM 3: Overlooking the front garden.

BATHROOM: Finished with a bath that includes a separate shower over and side screen. WC and wash hand basin.

Outside

A drive provides ample **OFF-ROAD PARKING** and in turn leads to:-

GARAGE: With up and over door, light and power connected.

PASSAGE: Running front to back to provide access accordingly and currently utilised for storage.

The rear garden is one of the property's most attractive features, generous in size, enjoying privacy and finished with a large terrace and central expanse of lawn bordered by established colourful beds filled with lavender, roses complemented further by specimen trees.

SERVICES: Main water, drainage and electricity are connected. Oil fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

4 SHARPES HILL, BARROW, BURY ST. EDMUNDS, SUFFOLK.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. **Council Tax Band:**

EPC RATING: F.

PROPERTY POSTCODE: IP29 5BY

TENURE: Freehold.

CONSTRUCTION TYPE: Brick.

COMMUNICATION SERVICES: **Broadband Speed:** Up to 1800 Mbps (source Ofcom).

Mobile Coverage: 02 and Vodafone – good outdoor, variable in-home. (source Ofcom).

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WHAT3WORDS: ///boots.calls.prune.

VIEWING: Strictly by prior appointment only through DAVID BURR Bury St. Edmunds 01284 725525.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

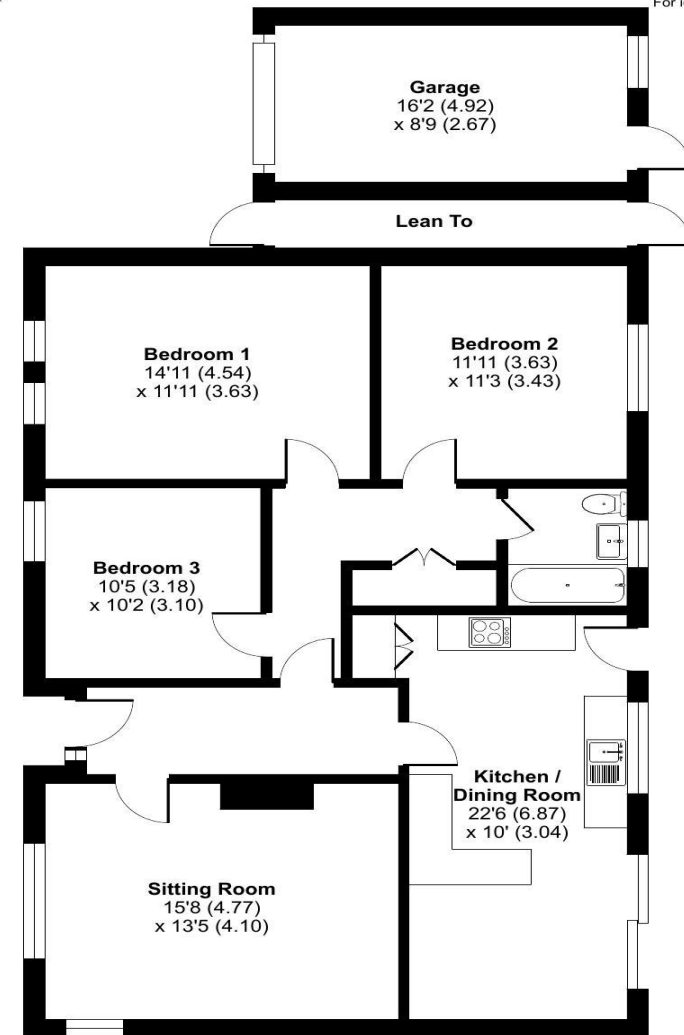
Sharpes Hill, Barrow, Bury St. Edmunds, IP29

Approximate Area = 1108 sq ft / 102.9 sq m (excludes lean to)

Garage = 141 sq ft / 13 sq m

Total = 1249 sq ft / 116 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for David Burr Ltd. REF: 1504217

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Newmarket 01638 669035 Long Melford 01787 883144 London 020 78390888 Linton & Villages 01440 784346

