



**12 Beale Road,  
Barrow, Suffolk.**

**DAVID  
BURR**





# 12 BEALE ROAD, BARROW, BURY ST. EDMUNDS, SUFFOLK. IP29 5ES

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.

A spacious and particularly well presented 3-bedroom home occupying part of a highly regarded development in the village of Barrow. The property is well placed for country walks in one direction and amenities in the other and the versatile accommodation schedule is complemented by generous private gardens, garaging and parking.

## A well presented 3-bedroom property in this highly regarded Suffolk village.

**ENTRANCE HALL:** With stairs rising to first floor, understairs storage cupboard and door to:-

**KITCHEN/DINING ROOM:** Well-appointed with a range of matching wall and base units with marble effect worksurfaces over, integrated appliances include oven with hob and extractor over, space for washing machine, dishwasher, one and half bowl sink inset with drainer and mixer tap. Spaces for further freestanding white goods such as a fridge/freezer. The kitchen area is finished with a window to rear aspect and is open plan in nature leading to the dining area with ample space for formal dining and entertaining with French style double doors opening to the terrace abutting the rear of the property. Double doors leading through to the:-

**SITTING ROOM:** Generous in size and offering ample space for entertaining with window to front aspect and door to the inner hall.

**CLOAKROOM:** With white suite comprising WC, hand wash basin and frosted window to side.

### First Floor

**LANDING:** With airing cupboard housing hot water cylinder and door to:-

**PRINCIPAL BEDROOM:** A substantial double bedroom with a wall of integrated wardrobes, window to front aspect and door to:-

**ENSUITE:** With white suite comprising WC, hand wash basin and corner shower with glass door. Window to front aspect.

**BEDROOM 2:** A particularly generous second bedroom with dual aspect windows to front and rear, currently used as a large office/cinema room.

**BEDROOM 3:** A double bedroom with integrated wardrobes and window to rear aspect.

**FAMILY BATHROOM:** Well-appointed with white suite comprising WC, hand wash basin, panelled bath with shower attachment and shower screen over. Frosted window to rear.



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## Outside

12 Beale Road has vehicular access leading to the driveway with **OFF-ROAD PARKING** for a number of vehicles.

**GARAGE:** With up and over door to front. Equipped with power and light and personnel door to the side.

The rear gardens are predominantly laid to lawn with a substantial terrace abutting the rear of the property extending to the side of the garage providing ample space for Al-fresco dining and entertaining. Borders are well stocked with a variety of specimen trees and shrubs and boundaries are clearly defined by fencing.

**SERVICES:** Main water, drainage and electricity are connected. Air source heat pump heating system (underfloor heating at ground floor).  
**NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** West Suffolk Council: 01284 763233. Council Tax Band: C - £1,937.24 – 2025/26.

**EPC RATING:** B.

**BROADBAND SPEED:** Up to 1800 Mbps (source Ofcom).

**MOBILE COVERAGE:** 02 and Vodafone - good outdoor and in-home. EE – good outdoor (source Ofcom). **NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

**WHAT3WORDS:** ///fallback.howler.effort.

**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.



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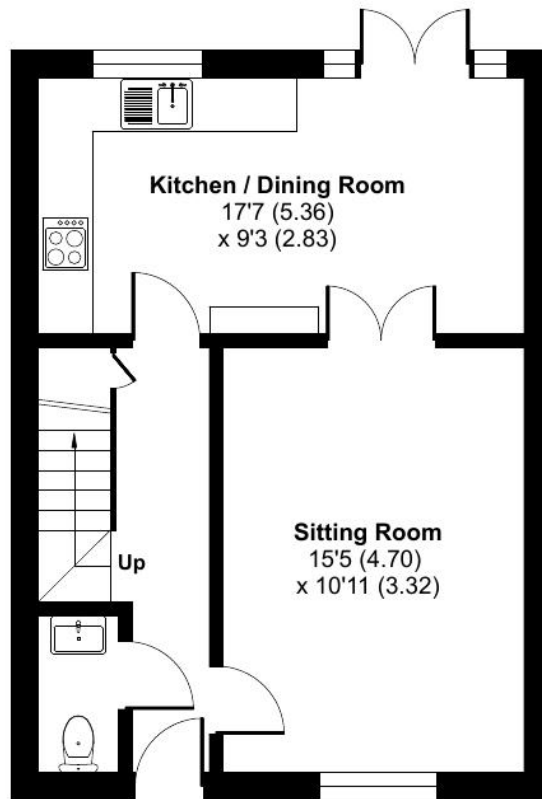


Approximate Area = 1092 sq ft / 101.4 sq m

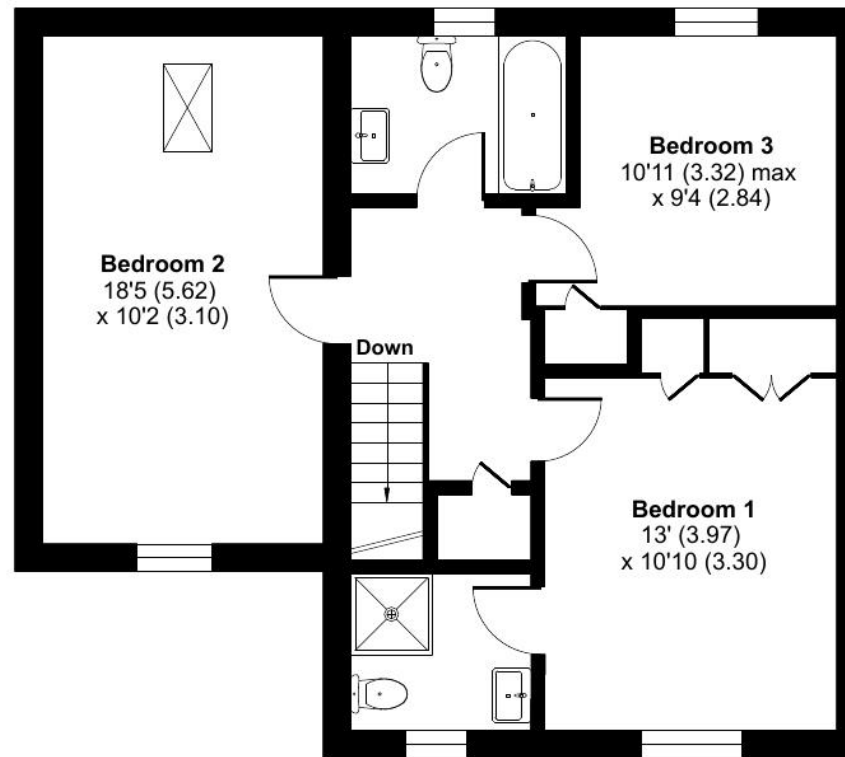
Garage = 240 sq ft / 22.2 sq m

Total = 1332 sq ft / 123.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

