



**The Rowans,
Barrow, Suffolk.**

**DAVID
BURR**

THE ROWANS, 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.

Offered to the market for the first time since being constructed, this is a rare opportunity to acquire a spacious detached bungalow offering scope for updating/modernisation in one of the area's most sought after villages with particularly generous gardens and the added benefit of ample off-road parking and garaging. **In all about 0.21 acres.**

A spacious bungalow requiring modernisation in this highly regarded Suffolk village with convenient access to amenities, the A14 and Cambridgeshire.

ENTRANCE VESTIBULE: With double doors to:-

ENTRANCE HALL: With large storage cupboards and access to the loft room.

SITTING ROOM: With window to front aspect and inset fireplace.

DINING ROOM: With space for formal dining and open plan to the:-

GARDEN ROOM: Sliding doors to the rear and door to the:-

Rear Hall: With door to garden and door to:-

CLOAKROOM: With WC and hand wash basin.

KITCHEN: Fitted with a range of wall and base units with spaces for white goods and a useful storage cupboard. Door to side garden.

BEDROOM 1: A substantial double bedroom with window to rear and fitted wardrobe.

BEDROOM 2: Double bedroom with window to front and wall of wardrobes.

BEDROOM 3: Window to front.

BATHROOM: Suite comprising bath, shower, WC, hand wash basin and frosted window to side.

First Floor

LOFT ROOM: With ladder access rising to first floor height. This is a particularly versatile first floor space that could be converted into useable space subject to obtaining the relevant permissions.

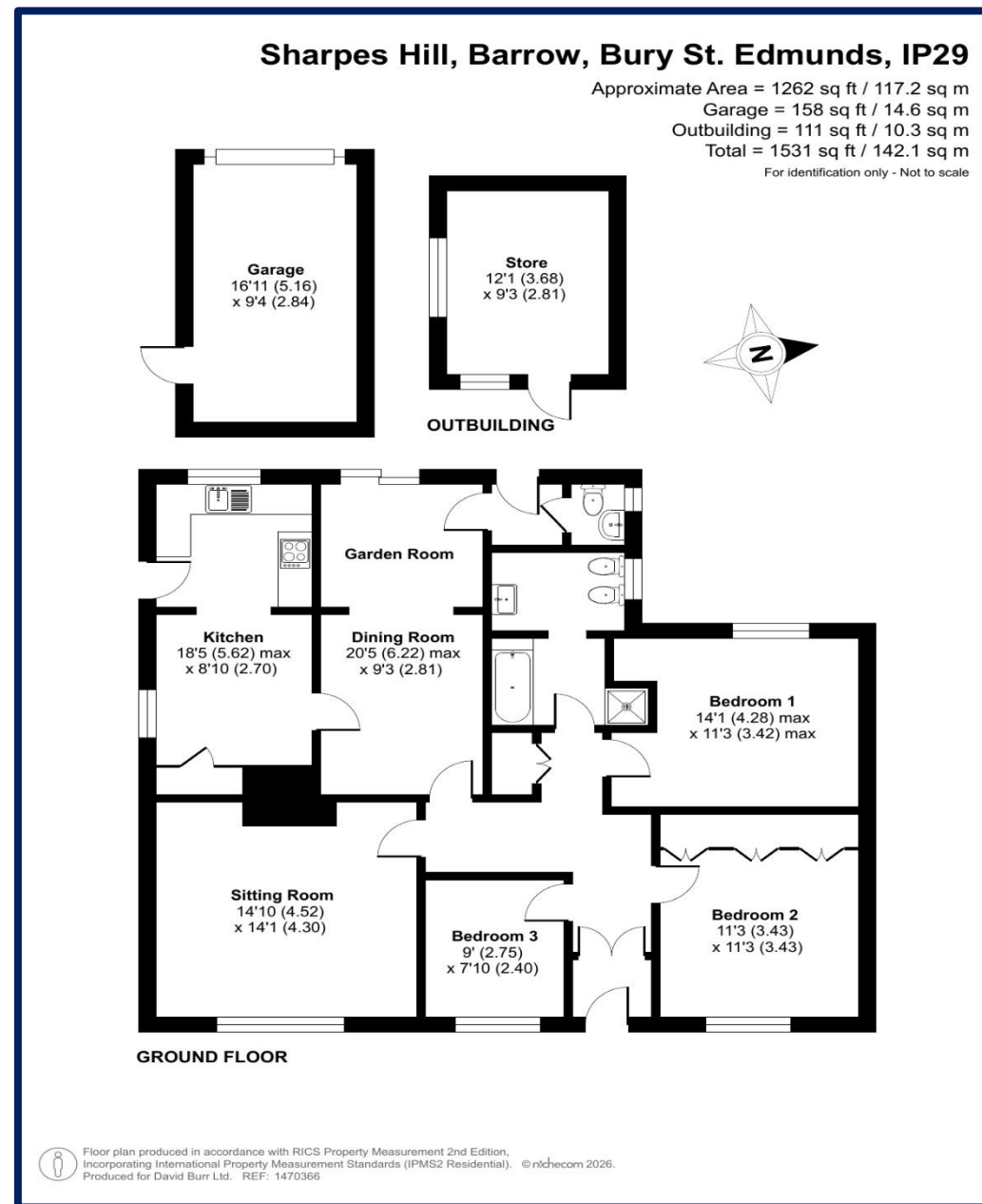
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Outside

The gardens are a particular delight and one of the most attractive features associated with the property. There is a substantial lawned area, home to a number of specimen plants and shrubs to the front, while the rear garden initially comprises a terrace abutting the rear of the property with 2 areas of lawn, a handful of useful **OUTBUILDINGS** including a shed, greenhouse and workshop with power connected. There is a large:-

SINGLE GARAGE: With up and over door to front, personnel door to side, power and light connected.

In all about 0.21 acres.



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Material Information

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

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. **Council Tax Band:** D - £2,184.87.

EPC RATING: Awaiting report.

PROPERTY POSTCODE: IP29 5BY

TENURE: Freehold.

CONSTRUCTION TYPE: Brick.

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

Mobile Coverage: EE, Three, 02 and Vodafone – outdoor, likely. (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/>.

SUBSIDENCE HISTORY: Not aware of any.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS:

Land off Bury Road, Barrow. Outline planning permission.

<https://bloorhomes-barrow.co.uk/>

ASBESTOS/CLADDING: Not aware of any.

RESTRICTIONS ON USE OR COVENANTS: Not aware of any.

FLOOD RISK: Not aware of any flooding history.

ACCESSIBILITY ADAPTIONS: None.

WHAT3WORDS: ///honeybees.prancing.airbase.

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.



