

BRITTONS CRESCENT BARROW, IP29 5AG FOR SALE

- CHAIN FREE
- THREE BEDROOMS
- POPULAR VILLAGE
- GARAGE
- PARKING
- FRONT AND REAR GARDENS
- OFCH
- EPC D
- COUNCIL TAX BAND B



PRICE
£260,000



GD Estates are delighted to bring to market this chain-free three-bedroom mid-terrace home, situated in the highly sought-after village of Barrow.

The property offers well-proportioned accommodation throughout, comprising three double bedrooms, a spacious living room, separate dining room, fitted kitchen, and a family bathroom.

Externally, the property benefits from both front and rear gardens, together with a garage en bloc and allocated parking.



01284 750891



sales@gdestates.co.uk



14, The Traverse, Bury St Edmunds, IP33 1BJ

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 north 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.

ENTRANCE PORCH

6' 7" x 4' 11" (2.01m x 1.5m):

Entry to the property is via a uPVC double-glazed door into the entrance porch. A spacious built-in cupboard houses the oil-fired boiler and provides useful space for a tumble dryer and additional storage. One radiator.

LIVING ROOM

19' 0" x 10' 11" (5.79m x 3.33m):

A spacious and well-presented living room featuring stairs rising to the first-floor, two radiators, a uPVC double-glazed window to the front aspect providing plenty of natural light, and double doors opening into the dining room.

DINING ROOM

9' 2" x 8' 3" (2.79m x 2.51m):

With uPVC patio doors providing access to the rear garden, open access to the kitchen, and a radiator.

KITCHEN

10' 6" x 9' 1" (3.2m x 2.77m):

A well-equipped kitchen fitted with a range of wall-mounted and base-level units beneath roll-edge wood-effect worktops. Inset ceramic one-and-a-half bowl sink with drainer and mixer tap over. Integrated electric oven and hob with extractor hood above. Space for a fridge-freezer, together with additional space and plumbing for a washing machine and dishwasher. uPVC door providing access to the rear garden and a uPVC double-glazed window overlooking the rear aspect.

LANDING:

Providing access to all first floor accommodation. Loft hatch.

BEDROOM 1

11' 0" x 9' 6" (3.35m x 2.9m):

Double bedroom with uPVC window to front aspect and one radiator.



BEDROOM 2

9' 6" x 8' 6" (2.9m x 2.59m):

Double bedroom with uPVC window to front aspect and one radiator.

BEDROOM 3

9' 1" x 7' 10" (2.77m x 2.39m):

Double bedroom with uPVC window to rear aspect and one radiator.

BATHROOM

6' 8" x 6' 5" (2.03m x 1.96m):

Featuring a three-piece white suite comprising a panelled bath with mains-fed shower over, pedestal wash hand basin, and low-level WC. The room benefits from a radiator and an obscure uPVC double-glazed window to the rear aspect.

EXTERNALLY:

Externally, the property benefits from both front and rear gardens.

To the front, there is a low-maintenance shingled garden with a concrete pathway leading to the front door.

The rear garden is predominantly laid to lawn and features a patio seating area, oil tank, and a pathway leading to the rear gate. The gate provides access to the parking area and the garage en bloc.

SERVICES:

The property offers mains water, drainage and sewerage. Oil fired central heating.

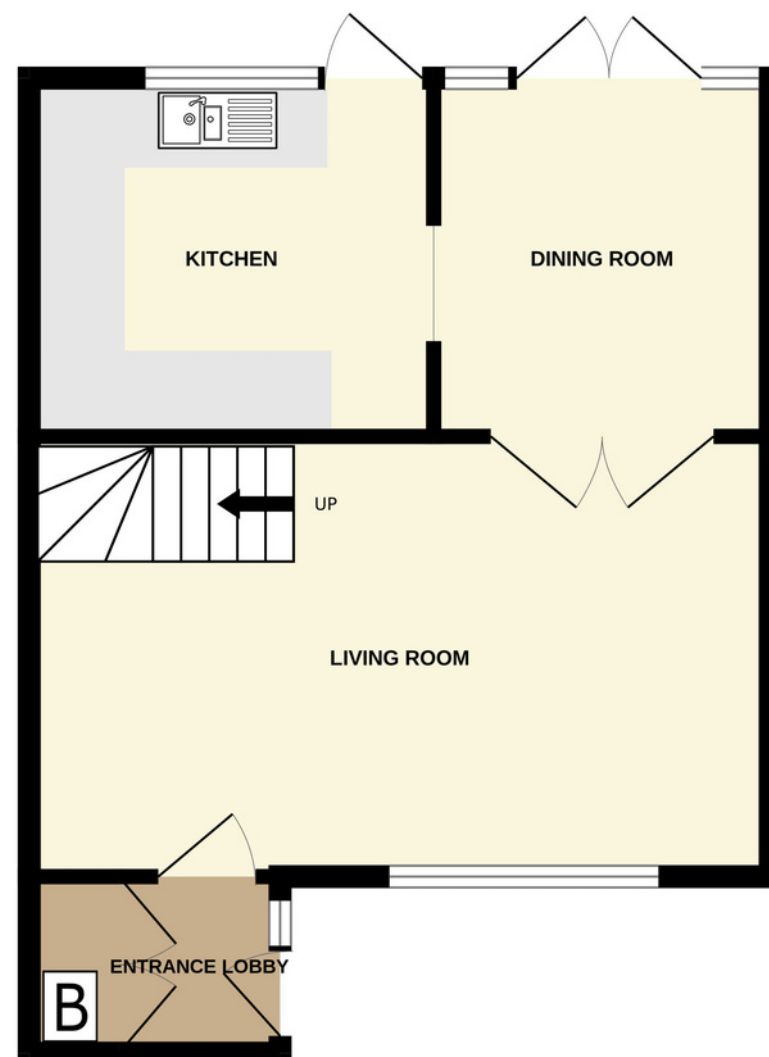
TENURE:

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

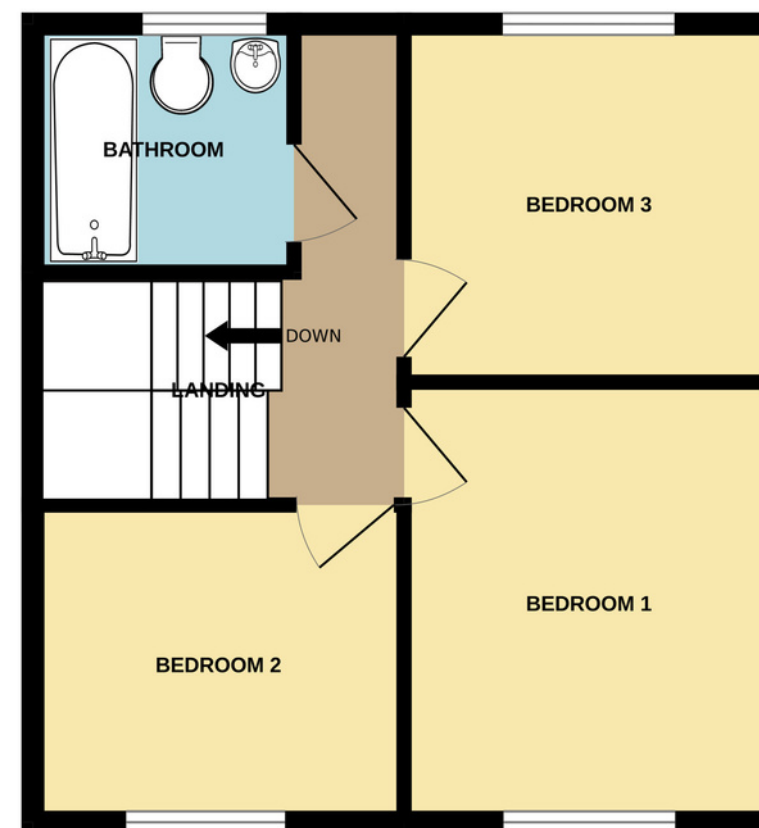




GROUND FLOOR



1ST FLOOR



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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