



Rock Estates



Barn Grove View

Barking, Barking Tye, IP6 8HU

Guide price £525,000



3



2



1



Barn Grove View

Barking, Barking Tye, IP6 8HU

- NEW THREE BEDROOM BUNGALOW
- Expansive Views of Rural Countryside
- Spacious Living Room With Feature Fireplace
- Master Bedroom with Ensuite
- Underfloor Heating
- Detached Bungalow
- Modern Kitchen/ Diner
- Driveway & Car Port
- Oak Doors Throughout
- Barking Village Location



Tucked away within an exclusive private cul-de-sac of just nine newly built homes, this striking detached bungalow delivers a blend of contemporary design, energy efficiency and uninterrupted Suffolk countryside views.

This stand out property has been finished with bold black cladding and thoughtfully planted frontage creating a strong architectural presence. At the centre of the home is a superb kitchen/diner. Fitted with integrated appliances and complemented by a coordinating island, the space offers both functionality and style, with additional worktop space, storage and casual seating. There is ample room for a full dining table, making this a sociable hub of the home. Bi-fold doors open directly onto the rear garden, seamlessly connecting inside and out. A spacious dual-aspect living room provides a more relaxed setting, filled with natural light and centred around a beautifully finished fireplace with decorative oak beam, creating warmth and character in equal measure. Practicality is well considered, with a generous hallway storage cupboard featuring motion sensor lighting.



The bungalow offers three well-proportioned bedrooms. The principal bedroom benefits from a sleek en-suite shower room, while a contemporary three-piece family bathroom serves the remaining accommodation. A separate cloakroom adds further convenience for guests.



Externally, the property excels. The south-west facing garden wraps around the home, maximising both sunlight and outlook. A substantial patio provides the perfect setting for outdoor dining and entertaining, all set against uninterrupted views across open Suffolk countryside—offering a sense of space and privacy rarely found.

Further enhancing the home's appeal are modern, energy-efficient features including an air source heat pump and underfloor heating throughout, ensuring comfort, efficiency and a true 'move straight in' proposition.





Front

Mature shrub and flower bed, with block paved driveway and car port. Door opening to:

Entrance Hallway

Oak effect flooring. Storage cupboard with space for shoes, coats etc. and movement censored light. Airing cupboard housing water tank and under floor heating system. Loft hatch. Doors to:

Kitchen/ Diner

18'9" x 13'6" (5.73 x 4.12)

Double glazed window to side aspect providing uninterrupted field views. Bi-fold doors open to the rear garden and patio area. Range of wall and floor mounted units and drawers. Inset eye level double oven. Electric hob with glass splash back and extractor hood over. Oak effect work top, with inset grey composite sink with mixer tap over. Matching island with cupboard and drawer storage, oak effect worktop and space for bar dining. Oak effect Camaro LVT flooring. Underfloor heating. Anthracite grey sockets and plugs.

Living Room

21'8" x 13'4" (6.62 x 4.08)

Double glazed window to front. Double glazed patio doors to rear garden with side window panels. Brick surround fireplace with decorative Oak beam. Underfloor heating.

Cloakroom

Double glazed window to rear. Part tiled walls. Low level W.C. Vanity unit with cupboard and inset ceramic sink with chrome effect mixer tap. Extractor fan.

Bedroom One

14'7" x 12'2" (4.47 x 3.73)

Double glazed window to front. TV Ariel point. Oak doors. USB & USB C sockets. Underfloor heating. Door to:

Ensuite

Double glazed window to front. Fully tiled walls. Low level W.C. Vanity unit with cupboard storage and inset ceramic sink with chrome mixer tap. Oak effect flooring. Underfloor heating. Shower cubicle with sliding glass door and dual shower heads. Extractor fan. Chrome towel radiator.

Bedroom Two

14'9" x 10'0" (4.51 x 3.06)

Double glazed window to front. Underfloor heating.

Bedroom Three

12'9" x 7'5" (3.91 x 2.28)

Double glazed window to rear. Underfloor heating.

Bathroom

Double glazed window to rear. Part tiled walls. Low level W.C. Wall mounted vanity unit with storage cabinet, inset ceramic sink and mixer tap over. Bath with shower connected and glass screen. Underfloor heating. Part tiled walls. Oak effect flooring. Extractor fan. Chrome heated towel rail.

Rear Garden

The rear garden wraps around the property and is predominantly laid to lawn with a sizeable patio area accessed by both the kitchen/diner and living room, creating a seamless transition between the indoor and outdoor spaces. There is a useful outside tap as well as external electrical points. The property benefits from expansive views of the Suffolk countryside and enjoys a private non-overlooked position.

Parking & Car Port

Off road parking on the spacious block paved driveway and car port for multiple vehicles.

Barking

Set within rolling Mid Suffolk countryside, it offers a genuine sense of space, calm, and community—yet remains remarkably well connected. The village itself is steeped in character, centred around its historic church and surrounded by open farmland, giving it that timeless Suffolk feel buyers actively seek.

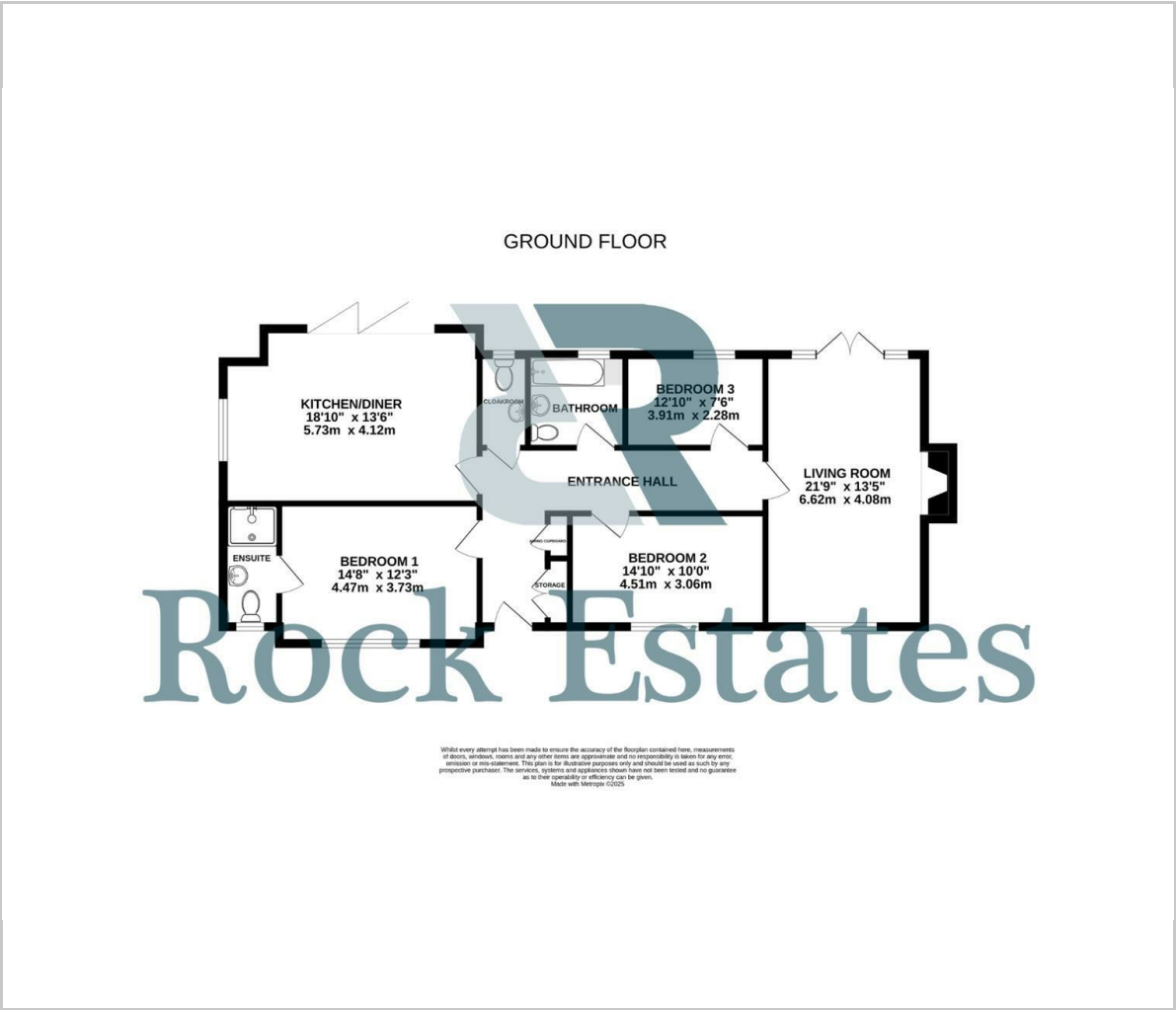
For day-to-day living, nearby Needham Market and Stowmarket provide a strong mix of independent shops, cafés, supermarkets, and essential services. Both towns also offer mainline rail links into London Liverpool Street, making Barking a highly attractive option for those balancing rural living with commuting.

Road connections are equally practical, with easy access to the A14, linking Ipswich, Bury St Edmunds, and beyond. This makes travel across the region straightforward, whether for work or leisure.

What sets Barking apart is the lifestyle. It's a village where walks start from your front door, where the pace naturally slows, and where there's a real sense of belonging. For buyers seeking countryside living without isolation, it strikes that balance effortlessly.



Floor Plan



Area Map



Energy Efficiency Graph

Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Rock Estates Suffolk Ltd, 119, High Street,, Needham Market,, Suffolk,, IP6 8DQ
Tel: 01449 723441 Email: info@estatesrock.co.uk www.rrea.co.uk