Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

20 Denham Lane, Barrow, Bury St. Edmunds, Suffolk, IP29 5DZ

Occupying a superb village setting and offered for sale with the benefit of having NO UPWARD CHAIN, this attractive detached bungalow is located in the sought-after and well served village of Barrow.

With two double bedrooms, ensuite, and a large lounge/dining room, bungalows such as this are rarely available, don't miss this opportunity, call us today to book a viewing

- Detached bungalow, NO UPWARD CHAIN
- Large lounge/dining room with patio doors to garden
- Master bedroom with ensuite, further double bedroom
- Upvc sealed unit double glazed windows, soffits and facias
- Oil fired central heating, parking & single garage
- Pleasant setting, popular and well served village

Guide Price £375,000

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General Information

The bungalow is pleasantly located, close to open countryside and yet within easy reach of the village centre. Barrow offers an excellent range of local amenities including 2 village shops, a post office, doctors' surgery, a newly refurbished public house, a nursery and a highly regarded primary school. The thriving market town of Bury St. Edmunds is approximately 5 miles away where you will find excellent educational, recreational and shopping facilities. The A14 dual carriageway is also within easy reach, providing fast access to Ipswich, Cambridge and London via the M11.

The generous reception hall has 2 built-in storage cupboards and doors leading off to the lounge/dining room, bedrooms and shower room. The large lounge/dining room, with two sets of patio doors opening onto the rear gardens, is certain to impress. The kitchen is fitted with a comprehensive range of cupboards, ample worktop surfaces and there is space for a washing machine and dishwasher. A useful sized porch is located off the kitchen. The master bedroom is a good size double and features fitted wardrobes and an en-suite shower room. Bedroom 2 is also a double bedroom and again has fitted wardrobes.

Benefits include Upvc sealed unit double glazed windows, soffits and fascias and oil fired central heating serving radiators.

As previously mentioned, the bungalow is being offered for sale CHAIN FREE and whilst the property is presented in good decorative order, there is certainly the opportunity to put your own stamp on it.

Outside
The attractive front gardens are pleasantly landscaped and a block paved driveway provides parking and access to the single garage, with a remote electrically operated roller door. The fence enclosed rear gardens offer good levels of privacy and look over an adjoining paddock. A large patio provides plenty of space for garden furniture and the remainder of the garden is laid to lawn, with mature flower and shrub borders and a timber shed provides useful storage.

Directions
From Bury St. Edmunds town centre proceed along Out Risbygate passing the College and turning left on the mini roundabout into Westley Road. Stay on this road eventually leaving Bury St. Edmunds and into the open countryside. Continue through Little Saxham and into Barrow. On reaching the village green, turn left at the fork in the road. At the small crossroads continue straight over into Denham Lane. The bungalow is located a short distance further along the road, on the left as marked by our For Sale board.

Hall

Kitchen 9'6 x 9'0 (2.90m x 2.74m)

Porch 9'1 x 4'11 (2.77m x 1.50m)

Lounge/Dining Room 21'2 x 17'5 max overall (6.45m x 5.31m max overall)

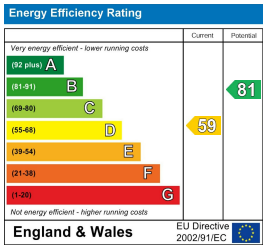
Masterbedroom 15'2 x 10'1 max overall (4.62m x 3.07m max overall)

Ensuite

Bedroom 2 11'1 x 8'5 (3.38m x 2.57m)

Shower Room

Garage 16'1 x 8'2 (4.90m x 2.49m)



Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fitting. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or web site, please contact our offices immediately.

Porch
Kitchen
Bathroom
En Suite
Master Bedroom
Garage
Hall
Bedroom 2
Lounge/Dining Room

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