Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

18 Simpson Way, Barrow, Bury St. Edmunds, Suffolk, IP29 5EA

SIMPLY SUPERB – If you have been looking for a truly immaculate home in a popular and very well-served village setting, this beautifully presented end of terrace will tick all your boxes.

The property was built in 2015 by the highly regarded builder Hopkins Homes. Since then, the present owners have maintained and improved the property to a very high standard with bright contemporary styling adding to the feeling of light and space.

- Attractively presented modern end of terrace
- Garage, ample parking, good sized private gardens
- Hall, cloakroom, fitted kitchen, spacious sitting/dining room
- 3 Good sized bedrooms, family bathroom,
- Oil fired central heating, sealed unit glazing
- Superb village setting, Excellent energy efficiency

Guide Price £325,000

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General Information

The property occupies a pleasant position just off the village green and within easy reach of all local facilities. Barrow is a particularly popular village which boasts a number of local amenities including 2 village shops, public house, restaurant, primary school, Church and village hall. The village is conveniently situated approximately 5 miles to the west of Bury St. Edmunds and has fast access to the A14, leading to Ipswich, Cambridge and London via the A11/M11.

As previously mentioned, the property was constructed in 2015 by Hopkins Homes who are renowned for building quality homes of character. The house is served by oil-fired central heating and uPVC sealed unit glazing.

Estate agents can sometimes be guilty of overstating how lovely a house is, but in this instance, it would be impossible to do so. From the moment you step inside you will appreciate just how well maintained the property is and the interior design makes this house feel like a much-loved home.

On the ground floor: The entrance hall, with cloakroom and stairs off, leads into the sitting room which is of a generous size and has a door leading into the garden. There is ample space for a dining table and a large built-in cupboard. The kitchen is beautifully fitted with ample cupboards and worktop surfaces. There is an integrated double oven, hob and cooker hood, together with plenty of appliance space.

On the first floor: A spacious landing area gives access to all 3 bedrooms and the family bathroom. Bedrooms 1 & 2 are comfortable double rooms, each with built-in cupboards. Bedroom 3 is a single room which is currently being used as a home office.

Outside
The front gardens are of open plan design and include an area of lawn. A driveway providing parking for at least 2 cars leads up to the single garage which has light and power connected and a side courtesy door.

A side gate leads into the enclosed rear gardens which are of a very good size for a modern house and also afford an excellent degree of privacy and seclusion. Laid mainly to lawn with planted borders the gardens also include a sheltered decked terrace, providing the ideal spot for alfresco dining.

COUNCIL TAX - BAND C

Directions
From BSE town centre continue along Out Risbygate Street, passing the College and turn left at the mini roundabout into Westley Road. Stay on this Road eventually leaving Bury St. Edmunds and out into open countryside. Continue through Little Saxham and into Barrow. On reaching the T Junction turn left onto Barrow Hill. Continue past the doctor's surgery on the left and then take the 2nd right into Simpsons Way. Follow the road around to the right when the house will be seen on the right hand side.

Entrance Hall

Cloakroom

Kitchen 10'5 x 10'5 max (3.18m x 3.18m max)

Sitting/Dining Room 20'6 max x 13'1 max (6.25m max x 3.99m max)

Bedroom 1 13'4 max x 10'1 max (4.06m max x 3.07m max)

Bedroom 2 11'3 max x 11'1 max (3.43m max x 3.38m max)

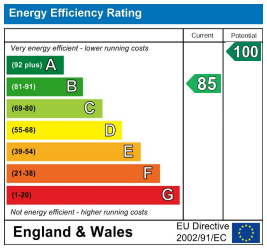
Bedroom 3 8'2 x 6'9 (2.49m x 2.06m)

Bathroom

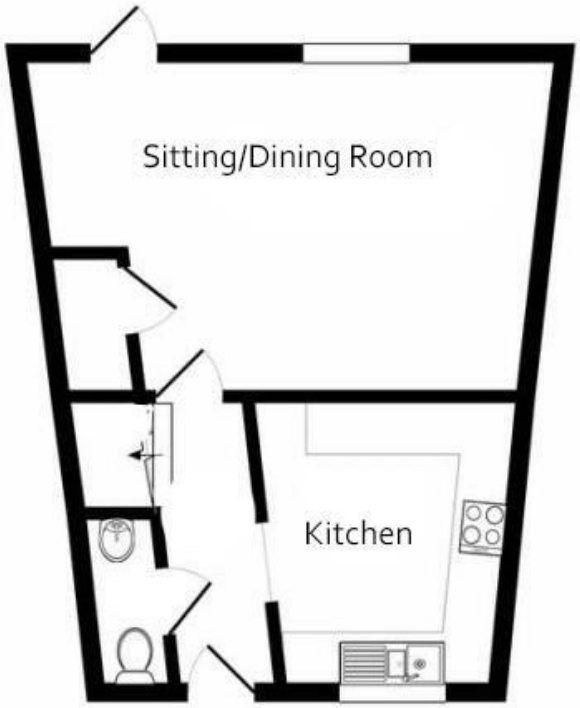
Single Garage 18'8 x 10'7 max (5.69m x 3.23m max)

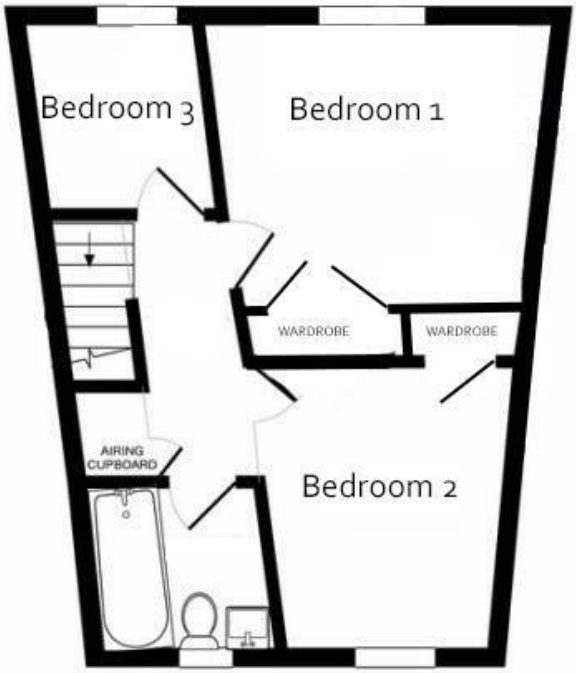
Gardens

Please note rooms are of an irregular shape so dimensions are approximate



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.


Sitting/Dining Room
Kitchen


Bedroom 3
Bedroom 1
WARDROBE
WARDROBE
AIRING CUPBOARD
Bedroom 2

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