Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

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

Guide Price
£600,000

*An individual & quality built modern family home, beautifully presented, in the highly regarded village centre of Barrow.*

A stunning modern detached village house, with a south-facing garden, situated in the popular village of Barrow. Built to a very high standard, approx. 15 years ago with a spacious floor plan, ideal for a family or simply if you're looking to have ample space to entertain.

Barrow itself is a popular village and is only a few minutes drive out of Bury, with easy access also to the A14. With an attractive village green, 2 dining-public houses, doctors, post office, active community and primary school, village stores and take-aways, you really have all that you need at your doorstep here.

- Individual Detached family home
- Four generous bedrooms, 2 en-suite
- Sitting Room, Family Room, stunning Kitchen/Dining room
- Utility room, detached double garage
- South-facing private rear garden
- Village setting close to amenities

Downstairs -
Generous rooms lead off a spacious reception hallway with a cloakroom and understairs storage space. One of the standout features is the spacious and bright kitchen/dining room, to the rear, with vaulted roof and French doors leading out to the patio terrace and garden. There are ample cabinets beneath granite work surfaces, integrated appliances, a large island, and a practical separate Utility room, space for further appliances and housing the oil-fired boiler.

This also adjoins a comfortable Family Room (ideal for movie-nights in!) a useful reception space with sash window to the front. The main Sitting room is accessed via double doors from the hall, and enjoys double aspect with a sash window to the front and French doors to the rear, with a cosy feature fireplace with fitted woodburner.

Upstairs -
The spacious landing leads to four generous family bedrooms, two of which enjoy en-suite shower rooms. There is also a spacious family bathroom with separate shower and bath. The fourth bedroom has an in-built cupboard and currently used as a home office space.

Outside -
The south-facing gardens to the rear are well screened with brick / flint walls and fencing, and mature plants, and there is gated access beside a double detached garage to the driveway (shared access from Denham Lane) plus another parking space. External oil tank.
There is a large attractive paved terrace area ideal for outdoor entertaining and lawn area / borders, plus an additional raised deck BBQ area.
To the front is a pathway behind traditional railings leading to the front door and a further side gate and pathway leading down to the utility room side door.
Location - the property is located close to the village centre, just a short walk to the green, the local shops, doctors, post office, 2 pubs and all other village amenities.

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COUNCIL TAX - BAND F
ENERGY PERFORMANCE RATING - 76 C - potential 82 B
COUNCIL - West Suffolk
SERVICES - Mains Electricity, Water & drainage services connected. (Oil fired radiator heating.)
BROADBAND - Ofcom states Superfast broadband is available.
Mobile - Ofcom states 02 / Vodafone providers are likely indoors, ALL available outdoors.

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 fittings. 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 website, please contact our offices immediately.

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