



Mortimer &
Gausden

INDEPENDENT ESTATE AGENTS

Heigham House, 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.



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