



## 3 Simpson Way, Barrow, Bury St. Edmunds, IP29 5EA

**SIMPLY SUPERB** – If you have been looking for an immaculate home in a popular and very well-served village setting, this lovely semi-detached house should tick all your boxes.

Situated on the edge of the village, with open countryside on the doorstep, the property was built in 2015 by the highly regarded builder Hopkins Homes. Offered for sale **CHAIN FREE**, early viewing is highly recommended.

- Pleasantly located and well presented semi-detached house
- Offered for sale with **NO UPWARD CHAIN**
- Reception hall, cloakroom, attractive fitted kitchen
- Sitting/dining room, 2 good sized bedrooms, shower room,
- Oil fired central heating, uPVC sealed unit glazing
- Enclosed gardens, garage and parking

**Guide Price £260,000**



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## General Information

The house occupies a pleasant edge of village setting and is 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.

From the moment you step inside, it is clear the house has been very well maintained and would be ideal for those who simply wish to move in and put their furniture down. In our opinion, this property would certainly suit those looking to downsize, first-time buyers or indeed would be a worthy addition to an investment portfolio.

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

On the first floor: The landing area gives access to the bedrooms and shower room. Bedroom 1 is a comfortable double room with built-in wardrobes. Bedroom 2 is also double in size.

### Outside

The enclosed rear gardens which are of a good size for a modern house afford a good degree of privacy and seclusion. The gardens have been landscaped for ease of maintenance, having been laid to grass and patio. A gate leads to the parking area and garage situated at the rear of the garden. The single garage is of a generous size and has power and light connected and a personal door leading to the garden.

Agents note. Whilst the house is chain free it is subject to probate

COUNCIL TAX – BAND B

### 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. The house fronts onto Barrow Hill as marked by our for sale board.

## Hall

## Cloak Room

Kitchen 8'11 x 7'5 (2.72m x 2.26m)

Sitting Room 14'10 x 12'3 max overall (4.52m x 3.73m max overall)

## First Floor Landing

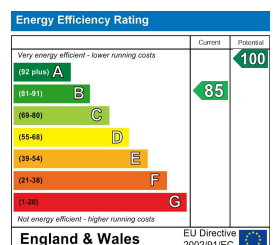
Bedroom 1 12'4 x 10'8 max overall (3.76m x 3.25m max overall)

Bedroom 2 10'6 x 7'10 (3.20m x 2.39m)

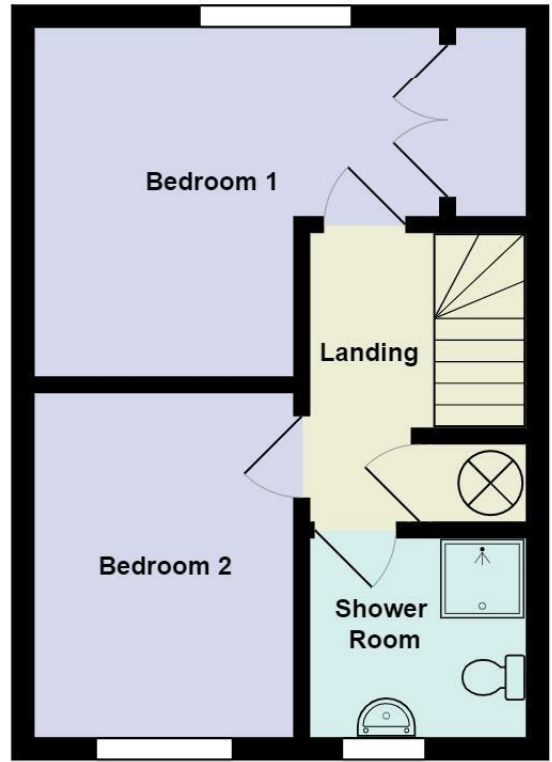
## Shower Room

Garage 18'10 x 10'4 (5.74m x 3.15m)

## Gardens



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.



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