Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

28 Simpson Way, Barrow, Bury St. Edmunds, IP29 5EA

PERFECT FAMILY HOME – This attractively presented detached house occupies a quiet cul de sac setting within the popular and well served village of Barrow.

Built by the highly regarded Hopkins Homes in 2015 the property provides well-appointed accommodation with good room sizes and lots of natural light. The house includes a garage, double-width driveway and enclosed gardens with an outside cabin/studio.

- Superb detached house in a lovely village setting
- Hall, cloakroom, spacious kitchen/diner, sitting room
- Master bedroom with en suite, 2 further bedrooms, bathroom
- Dual zone oil fired central heating, uPVC sealed unit glazing
- Enclosed gardens, with detached cabin/studio
- Single garage, double width driveway. Viewing essential

Offers In Excess Of £400,000

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28 Simpson Way, Barrow, Bury St. Edmunds, IP29 5EA

General Information

The property occupies a pleasant cul de sac setting 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 dual zone oil-fired central heating and uPVC sealed unit glazing. It has an excellent energy efficiency rating - something we are all mindful of these days

On the ground floor: The entrance hall with cloakroom off, leads to the sitting room and kitchen/diner. The sitting room has a dual aspect with French doors to the garden and feature panelling to 1 wall.

The kitchen/diner is again dual aspect with a Karndean floor, and ample space for a good sized dining table. The kitchen includes a range of built-in cupboards, worktop surfaces, a fitted hob, hood, double oven and integrated dishwasher. Leading off the kitchen is a utility area with a door to the gardens, built-in cupboard and an integrated washer dryer.

On the first floor: The landing leads to all 3 bedrooms and the family bathroom. The master bedroom includes an en suite shower room and fitted wardrobes, bedroom 2 also includes fitted wardrobes.

Outside
The gardens to the front of the house are laid to lawn bordered by a low hedge . The driveway provides ample parking and gives access to the garage which has light and power connected.

A pathway leads to the enclosed rear gardens which enjoy a sunny aspect and are again laid to lawn with and include a sheltered patio area, potting shed and raised borders. The gardens include a superb timber framed cabin/studio which is fully insulated with light, power and internet connected. The cabin/studio will remain and is included in the sale price.

COUNCIL TAX - BAND D

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 left hand side.

Entrance Hall

Cloakroom

Kitchen/Diner 18'2 x 9'7 (5.54m x 2.92m)

Utility Area 6'8 x 6'4 (2.03m x 1.93m)

Sitting Room 18'2 x 10'10 (5.54m x 3.30m)

First Floor

Master Bedroom 11'2 min x 11'0 max (3.40m min x 3.35m max)

En Suite Shower 6'7 x 5'5 (2.01m x 1.65m)

Bedroom 2 11'0 x 9'9 (3.35m x 2.97m)

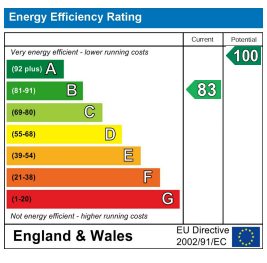
Bedroom 3 11'0 max x 6'10 (3.35m max x 2.08m)

Bathroom 6'9 x 6'1 (2.06m x 1.85m)

Cabin/Studio 15'7 x 7'7 (4.75m x 2.31m)

Garage 18'8 x 10'2 (5.69m x 3.10m)

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.

Cabin/Studio
Bathroom
Landing
Bedroom 3
Bedroom 2
Master Bedroom
Garage
Utility Area
Kitchen / Diner
Sitting Room
Hall

19
SMALLING
12
17
GERRARD
8
TERRY
26