Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

# 3 Howletts Yard The Street, Barrow, Bury St. Edmunds, Suffolk, IP29 5AT

If you have been searching for a well-maintained home, in a tucked-away setting, yet be within walking distance of the village centre, this attractive modern cottage style semi-detached property could be ideal.

Located in the popular and well-served village of Barrow, the property offers well-planned accommodation with a large sitting room, spacious kitchen/diner and has planning consent passed for a single storey side and rear extension.

- Attractive tucked away cottage style home, well served village
- Hall, cloakroom, kitchen/diner, sitting room with log burner
- Master bedroom with en-suite, 2 further bedrooms
- Oil fired central heating, sealed unit glazing
- Rear garden backing onto orchards, parking & cart lodge
- Planning permission for single storey side & rear extension

## Guide Price £350,000

mail@mortimerandgausden.co.uk
www.mortimerandgausden.co.uk
7 Langton Place, Hatter Street, Bury St Edmunds, Suffolk, IP33 1NE
01284 755526

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## General Information

Howletts Yard is an attractive and select residential courtyard development of just 6 individually styled properties located just off the village centre 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.

This well-presented property offers a pleasant blend of character and practical accommodation, making it ideally suited to family living or perhaps for a couple downsizing, yet wanting to retain a sense of space. The accommodation could be further enhanced as planning permission has been granted for a single story side and rear extension. There is the benefit of sealed unit double glazing and oil fired central heating serving radiators.

The reception hall has a cloakroom and the kitchen/diner is well appointed with ample cupboard storage and worktop space. There is plenty of room for a good-sized table and double opening glazed doors lead to the sitting room making it an excellent entertaining area. The sitting room features an attractive wood-burning stove and glazed french doors open onto the rear gardens. On the first floor, the master bedroom with ensuite features built-in wardrobes, bedroom two is a good-sized double and there is a third single bedroom and family bathroom with an attractive white suite.

Outside
A cart lodge is situated to the front of the house and provides parking for one vehicle, with further parking for another vehicle in front. The front gardens are of an open plan design and there is gated access to the rear. The fence enclosed rear gardens are mainly laid to lawn and back on to an orchard. The garden further features a patio to the side of the house and there is a smart timber summer house.

Directions
From Bury St Edmunds travel west along Westley Road, continue out of the town and through Lt Saxham signposted to Barrow. At the village green turn right at the war memorial into The Street. Follow the road past the pond and the turning into Howletts Yard will be found shortly after on the left.

**Reception Hall**

**WC**

**Kitchen/Diner 14'5 x 10'6 (4.39m x 3.20m)**

**Sitting Room 17'7 x 11'7 (5.36m x 3.53m)**

**First Floor Landing**

**Master bedroom 10'8 x 10'8 (3.25m x 3.25m)**

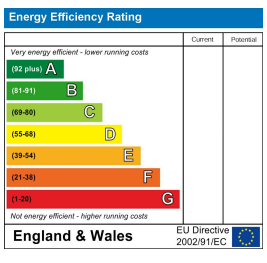
**Ensuite**

**Bedroom 2 10'6 x 9'8 (3.20m x 2.95m)**

**Bedroom 3 7'9 x 7'3 (2.36m x 2.21m)**

**Bathroom 6'8 x 5'6 (2.03m x 1.68m)**

**Cartlodge**

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Sitting Room
Kitchen/Diner
Reception Hall
WC
Bedroom 2
Bedroom 3
Ensuite
Landing
Master Bedroom
Bathroom

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