

THE  
**Mortimer  
& Gausden**  
PARTNERSHIP

19 Meadow Way, Barrow,  
Bury St. Edmunds, IP29 5DG

Guide Price  
£325,000

## Three Bedroom Detached Home In A Desirable Village, West Of Bury St. Edmunds

Located within the highly regarded village of Barrow, this three-bedroom detached home offers an enviable, cul-de-sac position. Combining well-balanced accommodation with a peaceful village setting, the property offers an excellent opportunity for a range of buyers, all whilst remaining within easy reach of Bury St Edmunds and the A14.

The accommodation has been thoughtfully arranged to provide comfortable and versatile living, with bright, well-proportioned rooms designed to complement modern lifestyles, and ready for someone to add their own personal touch.

Barrow is renowned for its welcoming community and excellent range of local amenities, including a highly regarded primary school, village shops, public houses and picturesque countryside walks. The historic market town of Bury St Edmunds is just a short drive away, as is Newmarket, both offering an extensive selection of independent shops, restaurants, leisure facilities and educational establishments, together with excellent transport connections to Cambridge, Ipswich and London via the A14 and nearby rail services.

Upon arrival, you are greeted by a single garage and driveway parking for one vehicle. Additional on street parking is available within the cul-de-sac for additional vehicles.

- Desirable Village Setting With Amenities
- Two Double Bedrooms & One Single
- Low Maintenance Rear Garden
- Single Garage & Driveway Parking
- Private Cul-De-Sac
- Oil Fired Heating
- Superb For Those Commuting To BSE, Newmarket & Cambridge
- Vacant & Chain-Free



#### Ground Floor:

Upon entry you are greeted by the hallway holding access to the wc, kitchen, lounge-diner and staircase.

The kitchen provides ample storage at both low and eye-level with space for a freestanding oven/hob, and undercounter space for a fridge, freezer and washing machine. Access leads to the side of property.

The large lounge-diner is well proportioned, offers understairs storage and access to the sunroom via double doors, allowing plenty of light to illuminate the space.

Offering a triple aspect, the sunroom overlooks the private rear garden, whilst also supporting power to create a useable space all year round.

Completing the ground floor, you find the cloakroom, fitted with wc, basin and radiator.

#### First Floor:

Upstairs, the landing holds access to all three bedrooms, bathroom and airing cupboard.

Bedroom one is large double room overlooking the rear of the property, with space to add fitted wardrobes or even an en-suite, whilst bedrooms two and three overlook the front. Bedroom two is a small double room, whilst bedroom three is currently utilised as an office / study.

The bathroom has been refitted to support a walk-in, double shower as well as wc, basin, storage and heated towel rail.

#### Outside:

The private rear garden has been hard landscaped, allowing for low maintenance, whilst still retaining plenty of space to enjoy the sun, add potted colour and summer furniture for al-fresco dining.

Gated access leads to the front of the property, whilst rear access into the garage can also be found.

The single garage is complete with power and exposed rafters for additional storage.

#### Agent Notes:

EPC Rating - C

Council Tax - C (West Suffolk)

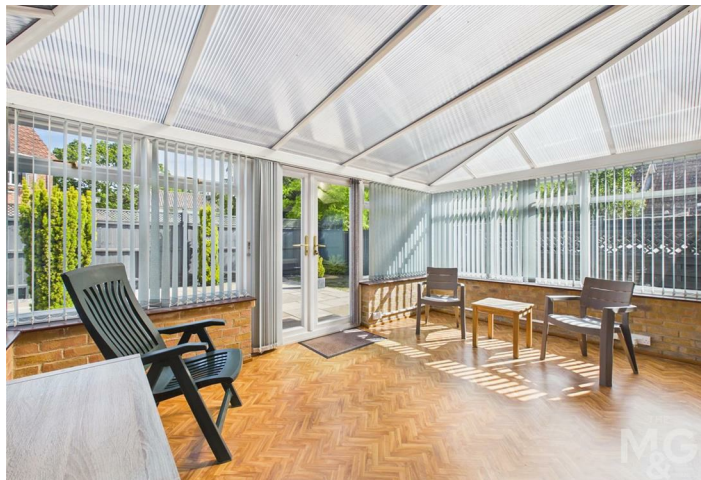
Mains Electric, Water & Drainage

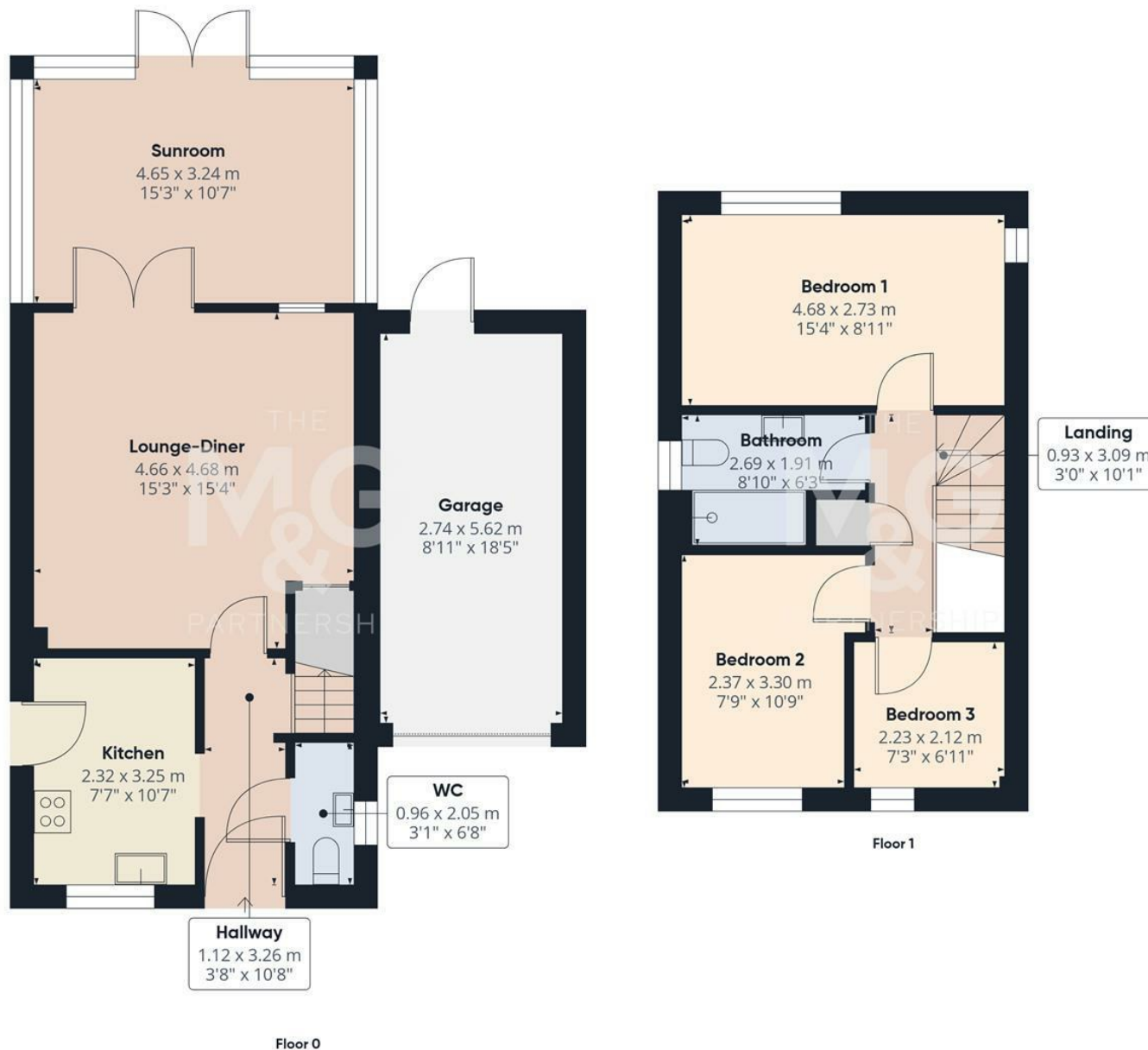
Oil Fire Heating

What3Words: ///grin.secrets.mainframe

Broadband - Ofcom states Superfast broadband is available

MOBILE - Ofcom states all mobile phone providers are likely





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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