Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

33 The Street, Barrow,
Bury St. Edmunds, Suffolk, IP29 5AP

Offers In Excess Of
£460,000

Stunning modernised Character Property located in the heart of popular Barrow village.

Stunning village property - beautifully presented and full of features with the best of both period charm and modern conveniences.

Extended and modernised in 2022 with a spacious and stylish kitchen / family room added to the rear, making entertaining a breeze, alongside a fabulous new utility room, and downstairs shower room.

The ground floor layout is so versatile and includes a cosy reception room and sitting room to the front with back-to-back feature fireplaces and an inner hall leading upstairs, and to a bright and spacious dining room.

The separate home office / study is such a bonus space - It could make a fabulous gym or play room - or superb for anyone wishing to work or operate a business from home - with access both internally from the dining room and externally with it's own front door and parking directly outside.
Being in a central village location everything here is on your doorstep, but the property enjoys a large garden and gravelled parking area at the front, and private enclosed garden to the rear.

Barrow village offers an excellent range of local amenities including 2 village shops, a post office, doctors' surgery, a newly refurbished public house, a nursery and a highly regarded primary school. The thriving market town of Bury St. Edmunds is approximately 5 miles away. The A14 dual carriageway is also within easy reach, providing fast access to Ipswich, Cambridge and London via the M11.

- Four bedroom, 2 Bathroom, Semi-detached cottage
- Spacious new kitchen / family room for entertaining
- Separate dining room, plus study/gym or home office
- Large utility boot room, new downstairs shower room
- Off road parking, enclosed rear garden, patio, and shed
- Central village location with amenities close by
- Oil fired heating (new boiler 2022) and uPVC double glazing
- Internal viewing is highly recommended

This is a village property not to be missed!
With a spacious and versatile floor plan much improved following the addition of the well appointed kitchen / family room at the rear.

This stunning space enjoys a vaulted ceiling and plenty of light from a large overhead skylight, and with windows and French doors overlooking and leading to the rear patio and garden. The U-shaped kitchen is a fantastic layout with built-in appliances, including two NEFF wall ovens, a combi microwave and wall oven with steam feature. Also an induction hob, and overhead extractor, and a built-in Siemens fridge-freezer in attractive cabinetry with wooden worktops.

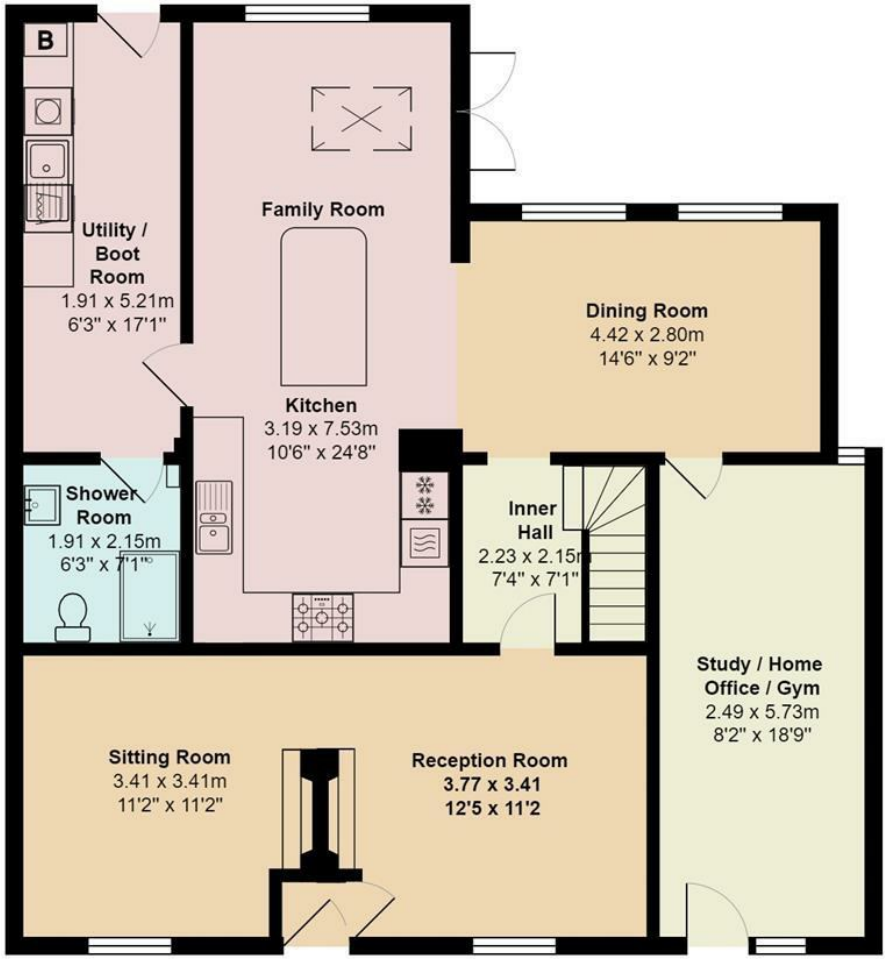
The large stone-topped island offers ample storage, and space for stools, and even a built-in wine fridge! There is ample space beyond this for a relaxed sitting area also.

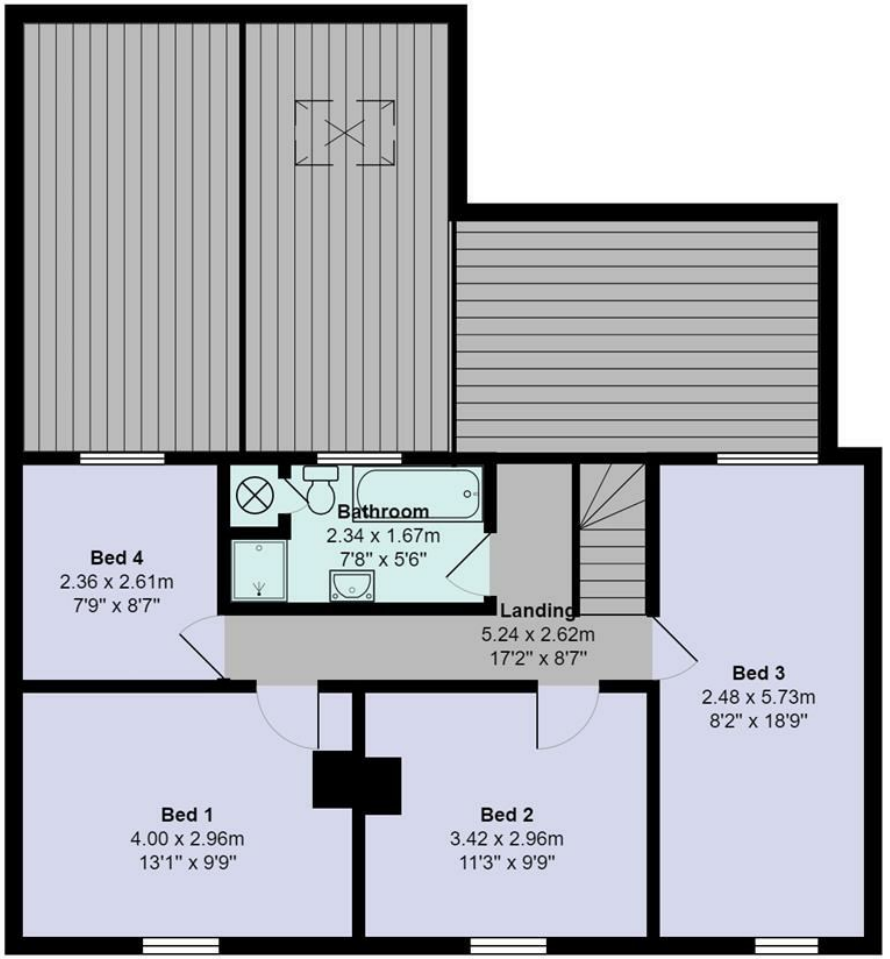
The adjoining dining room also overlooks the rear garden and is a good size for both family meals and large seasonal gatherings. The large utility space is a fantastic bonus for a busy family, with additional storage and space to take off boots and attend to muddy dogs, and the laundry. There is a modern boiler (replaced 2022) for the oil fired central heating and this room leads through to the well-appointed shower room.

The main front door leads via a vestibule into the first reception room, and features a period fireplace which is open through to the adjoining sitting room, both rooms can enjoy a cosy open fire, and have cottage proportions, with windows to the front.
An inner hallway leads to stairs to first floor.
Upstairs there is a spacious family bathroom with separate bath and shower cubicle, and four good-sized bedrooms, all accessed via a long landing with character ledge and brace style doors. Bedroom 3 notably enjoys a feature flint wall and vaulted high ceiling, and a double aspect. All rooms enjoy uPVC double glazing, and quality flooring, and spot lighting.

Externally there is a good sized fenced rear garden mainly laid to lawn, and with a large shed which we understand is to remain, and an attractive east facing paved patio area

ENERGY PERFORMANCE RATING -
COUNCIL TAX - BAND D





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