Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

2 Johnson Road, Barrow, Bury St. Edmunds, Suffolk, IP29 5DY

VILLAGE LIFE AT IT'S VERY BEST. Presented in excellent order this detached bungalow offers a generous level of accommodation that's not apparent on first impressions of the outside.

In our opinion, this lovely home would be perfect for a growing family or indeed anyone who would appreciate living life on one level in a well-served village location.

- Spacious, well presented detached bungalow
- Pleasant setting, popular well served village
- Large lounge/dining room with multi fuel stove
- Master bedroom, ensuite, 2 further bedrooms & shower room
- uPVC sealed unit glazing, oil fired central heating
- Off road parking, pleasant enclosed rear gardens

Offers In Excess Of £375,000

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General Information

The bungalow is pleasantly located, close to open countryside and yet within easy reach of the village centre. Barrow offers an excellent range of local amenities including 2 village shops, a post office, doctor's 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 where you will find excellent educational, recreational and shopping facilities. The A14 dual carriageway is also within easy reach, providing fast access to Ipswich, Cambridge and London via the M11.

As previously mentioned the property is presented in excellent decorative order and provides a very comfortable range of accommodation with well-proportioned rooms and a particularly generous-sized master bedroom and ensuite. The bungalow is easily maintained with much of the flooring being Karndean, making it perfect for busy families or anyone with pets. Benefits include oil-fired central heating, uPVC-sealed unit double-glazed windows and uPVC soffits and fascias.

The entrance hall has a storage cupboard and doors leading to the lounge/dining room, bedrooms, kitchen and shower room. The large lounge/dining room is sure to impress and features a fireplace, inset with a multi-fuel stove and double-opening doors provide access to the rear garden. The kitchen is fitted with an attractive range of cupboards and has an integrated dishwasher and microwave oven. The master bedroom is a particularly generous-sized room and features a range of built-in wardrobes. The ensuite is equally impressive in size and features a roll-top bath and open shower area. Bedroom 2 is a comfortable double bedroom and the 3rd bedroom is currently used as an office.

Council Tax Band - C

Outside
The front garden is partly laid to grass, interspersed with a range of mature shrubs and an attractive drive provides off-road parking. The enclosed rear gardens are mainly laid mainly to grass and afford a good degree of privacy and seclusion. A good-sized patio adjoins the rear of the bungalow and there is a useful utility/storeroom, which is accessed from the garden.

Directions
From Bury St. Edmunds town centre proceed along Out Risbygate passing the College and turning left on the mini roundabout into Westley Road. Stay on this road eventually leaving Bury St. Edmunds and on into the open countryside. Continue through Little Saxham and into Barrow. On reaching the village green, bear left and then turn left onto Barrow Hill. Follow the road ahead and take the first turn on the right into Johnson Road. The property can be found immediately on the left, as marked by our for sale board.

Reception Hall

Sitting/Dining Room 25'4 x 15'1 (7.72m x 4.60m)

Kitchen 17'6 x 9'4 max overall (5.33m x 2.84m max overall)

Master bedroom 17'10 max x 12'8 (5.44m max x 3.86m)

Ensuite 13'8 x 7'3 (4.17m x 2.21m)

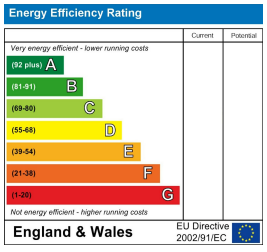
Bedroom 2 15'1 x 11'8 (4.60m x 3.56m)

Bedroom 3 9'1 x 8'11 (2.77m x 2.72m)

Bathroom

Utility/store Room 13'8 x 7'3 (4.17m x 2.21m)

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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Workshop/
Utility Room
Lounge/Dining Room
Ensuite
Shower
Area
Shower Room
Kitchen
Reception
Hall
Bedroom 2
Master Bedroom
Bedroom 3