Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

15 Hudson Way, Barrow, Bury St. Edmunds, Suffolk, IP29 5DS

SIMPLY STUNNING - Occasionally, a bungalow comes onto the market which is clearly a 'step up' from all the rest and that is certainly the case with this lovely home.

Occupying a superb village setting and offered for sale in first-class condition throughout, this spacious bungalow is bound to have wide appeal, making an early internal viewing highly recommended.

- Much improved and beautifully appointed detached bungalow
- Occupying a quiet yet popular and well served village setting
- Hall, spacious sitting/dining room, stylish refitted kitchen
- 2 Double bedrooms, quality refitted bathroom and en suite
- Oil fired central heating, part underfloor heating and uPVC glazing
- Conservatory/garden room, private landscaped gardens & garage

Offers In Excess Of £400,000

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General Information

The property occupies a pleasant cul de sac setting close to the centre of the popular and well-served village of Barrow. Barrow offers an excellent range of local amenities including 2 village shops, post office, doctors surgery,2 public houses/restaurants 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 beautifully presented and has been much improved by the present vendor, who has restyled the bungalow to provide a very comfortable range of accommodation with well-proportioned rooms and quality fittings. The property is easily maintained - making it perfect for anyone looking towards retirement and benefits from oil fired central heating, part underfloor heating and uPVC sealed unit glazing.

The spacious reception hall gives access to the 21' sitting/dining room which has a dual aspect and a feature fireplace. 2 Sets of patio doors lead out into the garden and also open up into the superb conservatory/garden room. The kitchen also leads off from the dining area and has been beautifully refitted to include ample storage cupboards, granite work surfaces and built-in double oven, hob, fridge freezer and dishwasher, a further door leads to the outside.

There are 2 double bedrooms with the master bedroom having a very smart en suite shower room, finally, there is a family bathroom which has again been stylishly refitted.

Outside
The bungalow occupies a corner plot and includes a single garage with light and power connected and parking to the front. A side pedestrian access leads to the enclosed rear gardens which afford an excellent degree of privacy and seclusion. Laid extensively to lawn with 2 patio areas, the gardens provide the perfect spot to sit, relax and entertain. The gardens extend to the side of the bungalow and include a useful timber workshop/shed and further lawn.

Agents Note
Since the EPC was prepared some years ago, the oil fired boiler has been replaced with a much more energy-efficient model.

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 into the open countryside. Continue through Little Saxham and into Barrow. On reaching the village green, turn left at the fork in the road. At the small crossroads continue straight over into Denham Lane then left into Hudson Way.

Reception Hall 9'4 x 7'5 (2.84m x 2.26m)

Sitting Room Area 17'4 x 11'5 (5.28m x 3.48m)

Dining Area 12'4 x 9'9 (3.76m x 2.97m)

Conservatory/Garden Room 12'11 x 9'7 (3.94m x 2.92m)

Kitchen 9'5 x 9'0 (2.87m x 2.74m)

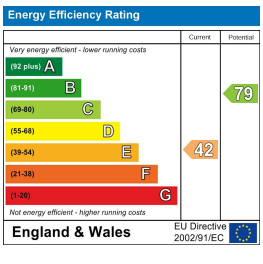
Master Bedroom 11'7 min x 10'0 (3.53m min x 3.05m)

En Suite Shower 6'10 x 5'9 (2.08m x 1.75m)

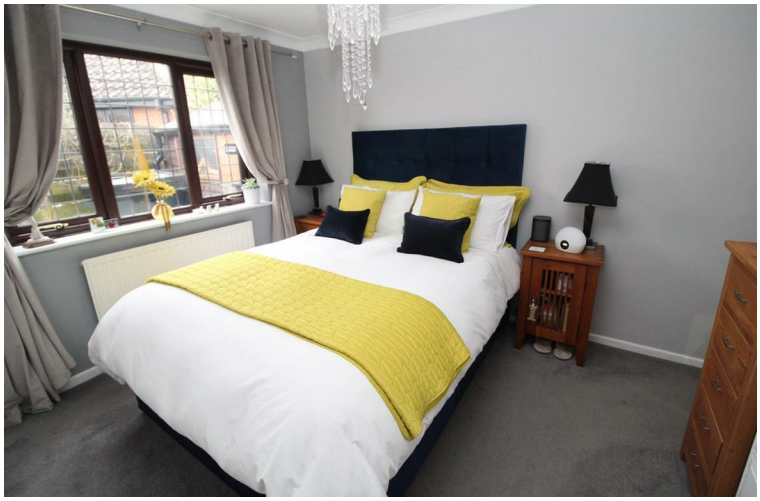
Bedroom 2 11'3 x 8'4 (3.43m x 2.54m)

Bathroom 9'11 max x 5'9 (3.02m max x 1.75m)

Garage 18'9 x 8'1 (5.72m x 2.46m)



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.

Conservatory/Garden Room
Garage
Dining Area
Sitting Area
Kitchen
Bathroom
Hall
En Suite
Bedroom 2
Master Bedroom

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