



Papeley Meadow, Barrow, Bury St. Edmunds

Sheridans



Papeley Meadow, Barrow, Bury St. Edmunds IP29 5DL

Guide Price £545,000

With stunning new German kitchen and farmland views! An extended and much improved detached 4 bedroom family home in the thriving village of Barrow.

Understood to have been built about fifty years ago and has been extended and remodeled in recent years, this impressive detached house enjoys a delightful edge of village setting with views across a green and farmland whilst situated within a short stroll to the heart of the village. The house has been greatly improved for the current owners, with works carried out including a new single storey rear extension, upgraded bathroom and en-suite and a stunning new German "Schuller" kitchen with integrated "Neff" appliances.

The accommodation currently in brief comprises an entrance hall with stairs off to first floor and door to the upgraded cloakroom. The dual aspect dining room is an ideal reception for entertaining with large windows to front and side offering views across front gardens and farmland beyond. Situated off the dining room is the spacious dual aspect sitting room with fireplace with wood burner and bay window to front and sliding glass doors to rear. The kitchen has been re-designed and upgraded with a stunning German Schuller Kitchen installed in 2020 with quality Neff integrated appliances and Quooker boiling tap. The kitchen has recently been extended to create a breakfast room creating an ideal space for entertaining with roof light windows, French doors to gardens and door to a separate utility room with further sink and boiler, completing the ground floor accommodation.

On the first floor is a landing leading to the four comfortable

bedrooms including the spacious dual aspect principal bedroom with modern en-suite. Two of the the three remaining bedrooms have fitted wardrobes and are served by the upgraded family bathroom, completing the first floor accommodation.

Outside

To the front is a neatly maintained garden enclosed by newly trimmed Laurel hedging. Side access leads to the enclosed rear gardens which are mostly laid to lawn and include three seating areas creating ideal places to sit, relax, entertain/dine al fresco style. The rear gardens offer well stocked flower beds, gate to the rear and outside lighting. At the end of the garden is a double garage with electric charger. Driveway with parking for up to six cars plus the double garage.

Location

The house enjoys a delightful setting overlooking farmland and a small green situated within a short stroll to the heart of the village. Barrow is a popular and well-served village, centred around a large green, located about six miles to the West of the historic cathedral town of Bury St Edmunds and offers excellent access to the A14 dual carriageway and thus affords good road links to Ipswich, the Midlands and to London via the M11; the village is also popular with commuters to the easy accessible City of Cambridge and to the neighbouring Business Park. The village enjoys an excellent community spirit and is well served benefitting from a post office, general stores, doctors surgery, public houses, church, fitness academy, fish & chip shop, hairdressers, nursery and primary school.

Directions

When entering Barrow from the direction of Bury St Edmunds via

- Well presented detached family house in thriving village
- Generous gardens ideal for entertaining
- Double garaging and parking
- Views across green and farmland
- Greatly improved and updated throughout
- Upgraded bathroom, cloakroom and en-suite
- Sitting room with wood burner
- Stunning German "Schuller" kitchen with integrated "Neff" appliances
- Dining room, utility
- Four bedrooms

Westley, turn right into Papeley Meadow and follow the close round to the left all the way and the driveway leading to the rear and garaging, will be found at the end of the close.

Services

Mains electricity, drainage and water. Gas fired radiator central heating (Calor gas underground tank).

Council - West Suffolk- Tax Band D

Broadband speed: Up to 80 mbps available (Source Ofcom)

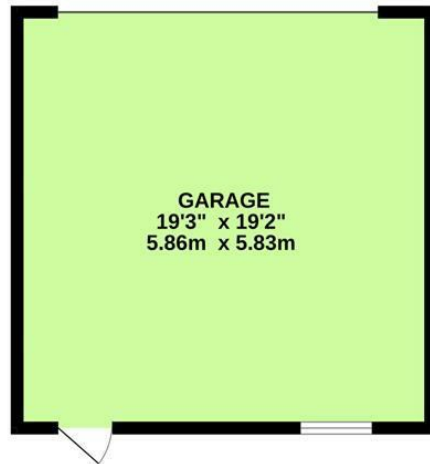
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: No Risk



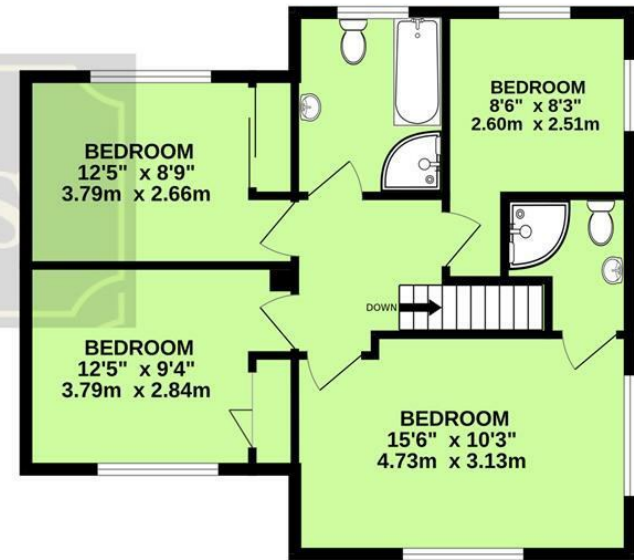


GROUND FLOOR
1111 sq.ft. (103.2 sq.m.) approx.



TOTAL FLOOR AREA : 1724 sq.ft. (160.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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1ST FLOOR
613 sq.ft. (57.0 sq.m.) approx.



These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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