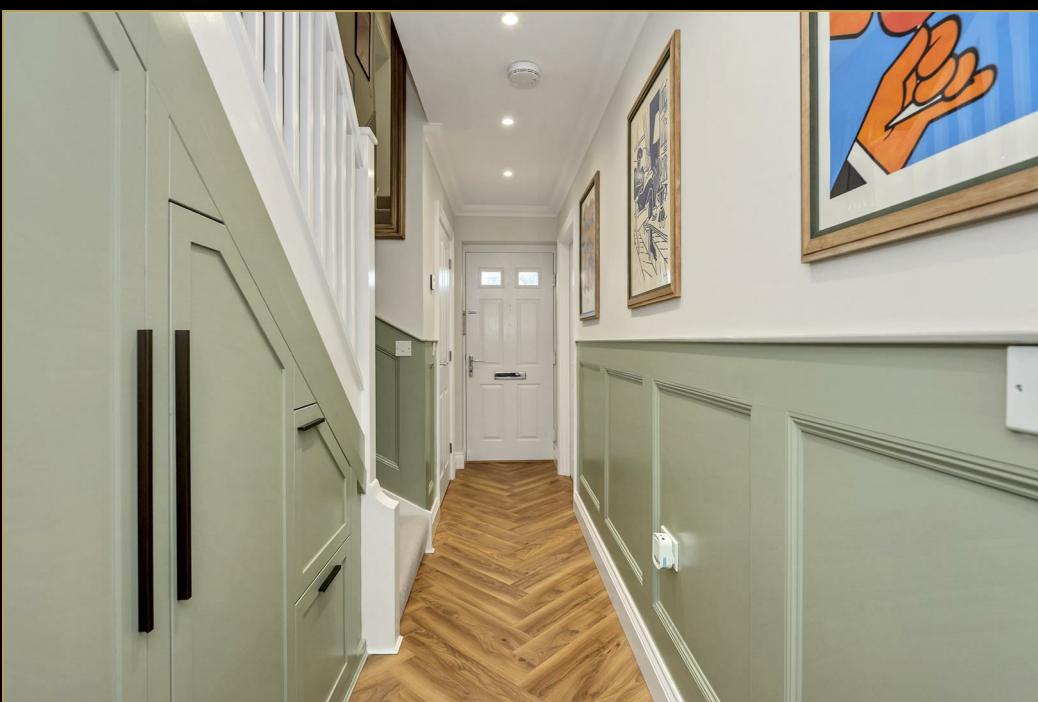




Beale Road, Barrow

Sheridans



Stunning interior!.....A superb three-bedroom link detached house providing stylishly presented accommodation in the well-served village of Barrow with planning permission for a single storey extension.

Built by Hopkins Homes to a pleasing design in 2020 of traditional brick and block construction beneath a tiled roof, this impressive link detached modern house, enjoys a prominent setting on the very edge of this popular recently built development, situated within a short stroll to the excellent local facilities on offer. The house also offers an enclosed rear garden and benefits from air source heating and double glazing. The beautifully presented accommodation in brief comprises an entrance hall of great first impression with a stunning Herringbone design floor and feature wall panelling painted in Farrow and Ball French Grey.

Stairs lead to the first floor with a useful hand built understairs cupboard and a door which leads to the cloakroom. The elegant sitting room has a window to front and a striking feature media wall of great impact with extensive shelving and cupboards. Double doors open to the splendid kitchen/dining room, creating an ideal space for entertaining and dining, with French doors opening to the large area of decking and rear gardens. The kitchen is fitted with an extensive range of units providing plenty of drawer and cupboard space beneath preparation surfaces and complemented by built-in appliances.

On the first floor is a landing with an airing cupboard and doors leading to the three bedrooms and bathroom. The principal bedroom has feature panelling on one wall and also benefits from a stylish

en-suite shower. The two remaining bedrooms are served by the family bathroom, completing the accommodation.

Outside

To the side of the house is an area of covered driveway providing parking for at least two vehicles with electric car charging point and access to the garaging, with up and over door and power and lighting connected. The enclosed rear gardens are mostly laid to lawn and includes a large area of timber decking, ideal for entertaining and al-fresco dining.

Location

The property enjoys a prominent setting on the very edge of this small new development. 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 which affords excellent shopping facilities with the recently opened Arc shopping centre and twice weekly open air market, together with educational, recreational and cultural amenities including the famed Theatre Royal. The A14 dual carriageway lies some two miles distant and thus affords good road links to Ipswich, Cambridge, the Midlands and London via the M11. Excellent village facilities include Forelock & Load Equestrian merchandise, 2 general stores (which includes a Post Office), doctors surgery, two public houses, church, fitness academy, fish & chip shop, hairdressers, nursery and primary school.

Directions

When entering Barrow from the direction of Hargrave, the house will be found in a prominent setting on the right hand side.

<https://what3words.com/however.flux.lunching>



Offers In Excess Of £410,000

- Beautifully presented link detached house in well-served village
- Enclosed rear gardens
- Covered driveway/carport providing parking for at least two cars, garage
- Prominent setting close to the heart of the village
- Panelled entrance hall, cloakroom
- Elegant sitting room with media wall
- Well-equipped kitchen/dining room
- Principal bedroom with en-suite
- Two remaining bedrooms
- Family bathroom

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Services

Mains water, electricity and drainage. Air source heating via under floor on ground floor and radiators on first floor.

Council Tax: West Suffolk Band: C

Broadband speed: Up to 1800 mbps available (Source Ofcom)

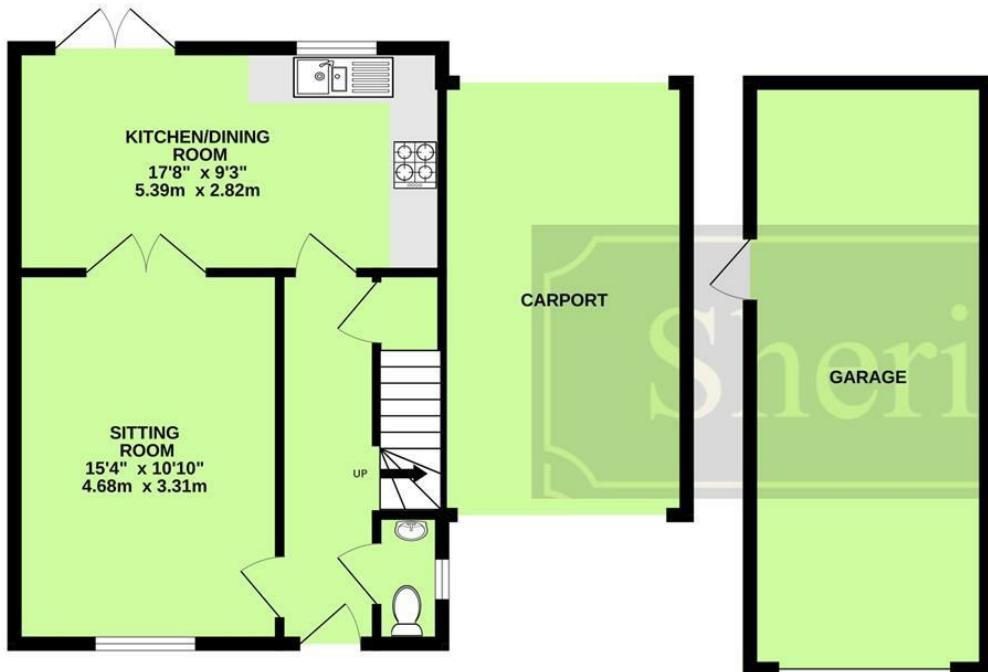
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: Very Low Risk

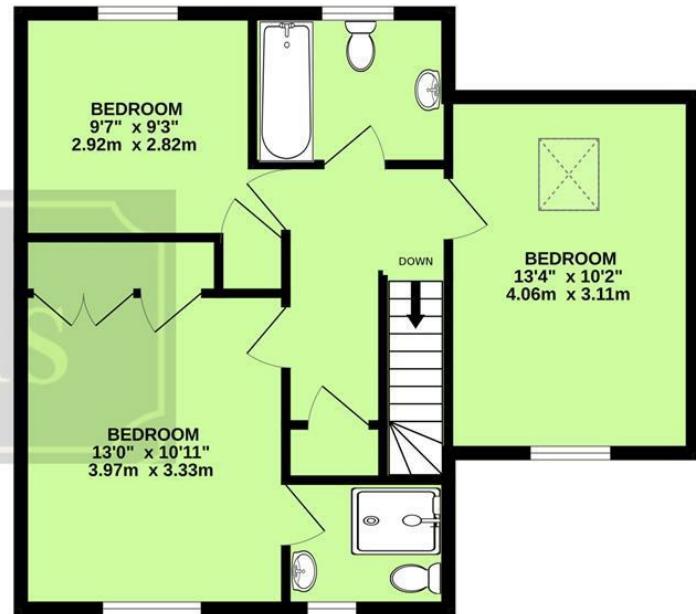
Planning application - West Suffolk - Ref DC/22/1370/HH



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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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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