



DAVID
BURR

Hamble End,
Barrow, Bury St. Edmunds, Suffolk.



HAMBLE END, BARROW, BURY ST. EDMUNDS, SUFFOLK. IP29 5BE

Barrow is a picturesque village located six miles west of the Historic market town of Bury St Edmunds and within easy travelling distance of the commuter links onto the A14 with Cambridge lying only 25 miles away. The thriving village boasts many traditional amenities including a village hall, doctors surgery, primary school, village store, public house, post office and village green. Bury St Edmunds offers further extensive facilities including schools, colleges, shops and restaurants and commuter rail link to London Liverpool Street station.

A substantial detached four-bedroom bungalow enjoying a rural setting on the periphery of one of the areas most favoured villages, occupying generous grounds in the region of 0.28 acres with ease of access to the A14 and Bury St. Edmunds. The property has been subject to a programme of high-quality renovations during the current owners tenure and now enjoys a generous accommodation schedule well suited to a number of lifestyles.

An immaculately presented detached bungalow having been refurbished to a high standard and enjoying generous grounds in the region of 0.28 acres with far reaching countryside views.

ENTRANCE HALL: With herringbone flooring and door to:-

Inner Hall: Providing access to the principal rooms.

KITCHEN/BREAKFAST ROOM: Well-appointed with a matching range of wall and base units with worksurfaces over and inset one and a half bowl butler sink with drainer and mixer tap over. Spaces for freestanding white goods such as fridge/freezer, dishwasher and cooker with extractor over. A substantial breakfast bar with a seating area divides the kitchen from the;

GARDEN ROOM: Flooded with natural light via four 6.5ft. high windows to the rear elevation as well as 7.5ft. wide bi-fold doors opening onto the terrace abutting the rear of the property and making the most of the view beyond. The dining/living area is also home to a log burning stove and there is open plan access to the:

SITTING ROOM: A generous reception room of a versatile nature, tastefully divided to afford a duality of entertaining space and an open fire set on a red tiled hearth. The room is finished with a 9.5ft. wide window to the front elevation providing natural light.

DINING AREA: With ample space for formal dining and entertaining.

PRINCIPAL BEDROOM: A substantial double bedroom located to the front of the property with a generous:

WALK-IN DRESSING ROOM: Providing ample space for freestanding storage.

ENSUITE: White suite comprising WC, hand wash basin and corner shower with tiled surround.

BEDROOM 2: A double bedroom located to the rear of the property with beautiful views of the fields beyond and ample space for freestanding storage.

BEDROOM 3: A double bedroom with window to side aspect.

BEDROOM 4: A substantial double bedroom with window to front aspect and access to:

First Floor Mezzanine: Providing storage.

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FAMILY BATHROOM: With white suite comprising WC, hand wash basin with storage under, panel bath with shower attachment over and shower with glass sliding door. Frosted window to side.

UTILITY ROOM: Located to the rear of the kitchen with spaces for freestanding white goods including a washing machine and dryer and personnel door to the rear.

Outside

The property enjoys a rural position accessed via Colethorpe Lane with double gates opening on to the driveway which provides ample **OFF-ROAD PARKING** for a number of vehicles. There are two small areas of formal lawn to the front elevation with more expansive and generous gardens located to the rear, the majority of which is laid to lawn and partly interspersed by a number of raised planters, beds, specimen shrubs and plants. A substantial wood terrace immediately abuts the rear of the property and provides an ideal space for Alfresco dining/entertaining with a paved walkway leading round to the side of the property and a substantial: **WORKSHOP:** Capable of fulfilling a number of uses. The boundaries are mostly defined by close board fencing with the exception of the fencing to the rear which is post and rail so as to ensure the maximum enjoyment of the views beyond.

In all bout 0.28 acres.

CONSTRUCTION TYPE: Brick.

SERVICES: Main water and electricity are connected. Private drainage (septic tank). Oil fired heating with LPG tanks serving the cooker. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: E - £2,543.69 – 2024.

EPC RATING: D – report available upon request.

BROADBAND SPEED: Up to 1000 Mbps - (source Ofcom).

MOBILE COVERAGE: EE, Three, 02 and Vodafone – outdoor, likely - (source Ofcom).

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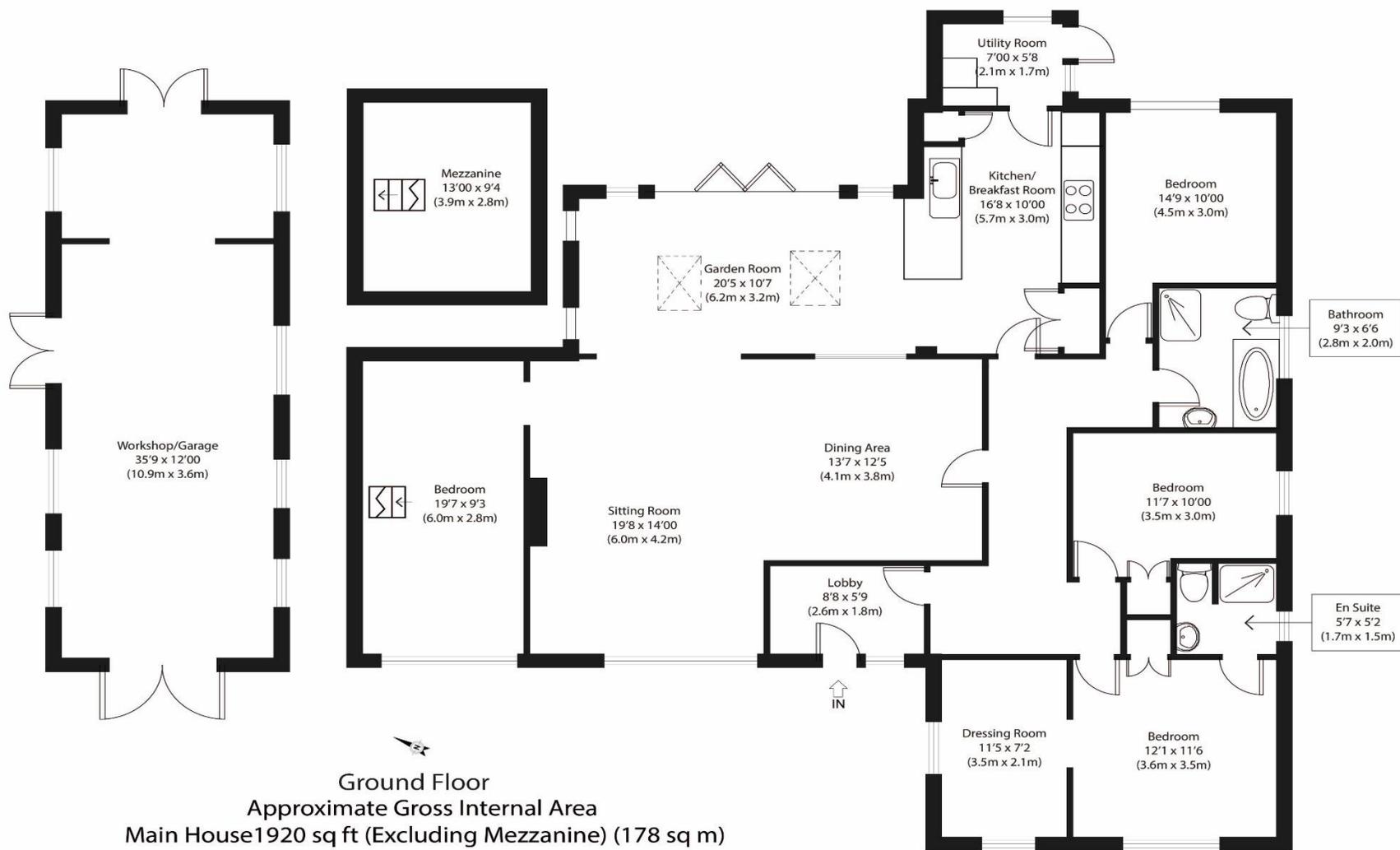
WHAT3WORDS: ///locating.transit.hikes.

VIEWING: Strictly by prior appointment only through DAVID BURR
Bury St Edmunds 01284 725525.

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Ground Floor
 Approximate Gross Internal Area
 Main House 1920 sq ft (Excluding Mezzanine) (178 sq m)
 Outbuilding 430 sq ft (40 sq m)
 Total 2350 sq ft (218 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.davidburr.co.uk



