



**1 Lylleyes Field Drive,
Barrow, Suffolk.**

**DAVID
BURR**



1 LYLLEYES FIELD DRIVE, BARROW, BURY ST. EDMUNDS, SUFFOLK. IP29 5EB

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 has many traditional amenities including a village hall, doctors' surgery, primary school, village store, 2 public houses, 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.

An immaculately presented detached executive family home overlooking a pretty greensward with beautiful wild flowering lawn in the ever-popular village of Barrow. The property was built by the highly regarded builders, Hopkins Homes, and has been subject to a host of further upgrades since the current owner's purchase to include the likes of Karndean flooring and solar panels packaged within an attractive Neo-Georgian finish.

An exceptionally well-presented detached Hopkins Homes in the ever-popular village of Barrow, just a stone's throw from local amenities.

ENTRANCE HALL: With Karndean flooring, stairs rising to first floor and bespoke understairs storage. Door to:-

SITTING/DRAWING ROOM: Beautifully proportioned reception room with high ceiling and double doors leading through to the dining room. The focal point for the room is provided by the brick fireplace with log burning stove and hearth. Finished with sash window to the front aspect.

KITCHEN/BREAKFAST ROOM: Located towards the rear of the property with a range of matching wall and base units and thick Granite worksurfaces over. Integrated appliances include a one and a half bowl stainless steel Franke butler sink with mixer tap over. Electric Rangemaster cooker with extractor over, integrated dishwasher and integral breakfast bar. There is a separate informal dining area with French style double doors opening onto the terrace abutting the rear of the property. Further door leading to the:-

DINING ROOM: Located to the rear of the property with double doors leading to the sitting room and window overlooking the rear gardens.

UTILITY ROOM: With access leading from the kitchen and personnel door leading directly to the driveway at the side of the property. Fitted with additional wall units for storage, spaces for white goods to include a washer and dryer with stainless steel sink inset with drainer and mixer tap over. Space for freestanding fridge/freezer.

STUDY/SNUG: Versatile space located to the front of the property with sash window overlooking the front gardens and greensward.

CLOAKROOM: With white suite comprising WC and hand wash basin. (Please note that the existing hand wash basin is mounted on a Singer sewing conversion which is sentimental to our client and will not be included in the sale – a replacement hand wash basin will be installed prior to completion of the purchase).

First Floor

LANDING: Door to:-

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PRINCIPAL BEDROOM: A substantial double bedroom with 2-fitted wardrobes and sash window overlooking the greensward to the front of the property. Door to:-

ENSUITE: With white suite comprising WC, hand wash basin and shower with glass sliding door. Chrome heated towel rail and sash window to front aspect.

BEDROOM 2: Double bedroom with integral wardrobes and door to:-

ENSUITE: With white suite comprising WC, hand wash basin and recessed shower.

BEDROOM 3: A spacious double bedroom with integrated wardrobe and countryside views to rear.

BEDROOM 4: Double bedroom with space for freestanding storage and countryside views to rear.

FAMILY BATHROOM: With white suite comprising WC, hand wash basin, panel bath with hand held shower attachment over. Frosted window to rear.

Airing cupboard: Housing the hot water cylinder.

Outside

The property is situated in a small cul-de-sac of properties adjacent to an attractive greensward and the front gardens have been landscaped so as to be low maintenance in nature whilst surrounded by maturing box hedging. There is vehicular access to the driveway located next to the property with **OFF-ROAD PARKING** for a number of vehicles as well as vehicular access leading to the:-

DETACHED DOUBLE GARAGE: With up and over doors to front. The garage has been partially converted to provide a **CRAFT ROOM/STUDIO**

with window to rear aspect. The room is versatile in nature and could easily be reinstated to garaging if so desired. The double garage also has a fully boarded mezzanine storage at first floor level with 2-skylight windows and fitted stair access with handrails.

The south facing rear gardens are among the key points of appeal for the property having been meticulously landscaped to maximise the enjoyment of the outside space, initially comprising a substantial terrace immediately abutting the rear of the property which is idyllic for Al-fresco dining and entertaining before extending to an area of artificial lawn with a further side terrace with an in-built Al-fresco kitchen to include wood-fired pizza oven. Access to the storage for the oil tank and further **POTTING SHED/WOOD STORE**. There is a further sun terrace located towards the rear-most corner of the plot which is ideal for enjoying the evening sun.

SERVICES: Main electricity, water and drainage are connected. Oil fired heating and solar panels. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: F - £3,148.01 – 2025/26

EPC RATING: B.

BROADBAND SPEED: Up to 1800 Mbps (source Ofcom).

MOBILE COVERAGE: 02, EE, Three and Vodafone – outdoors, good (source Ofcom).

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

WHAT3WORDS: ///hazelnuts.paints.sped.

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

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

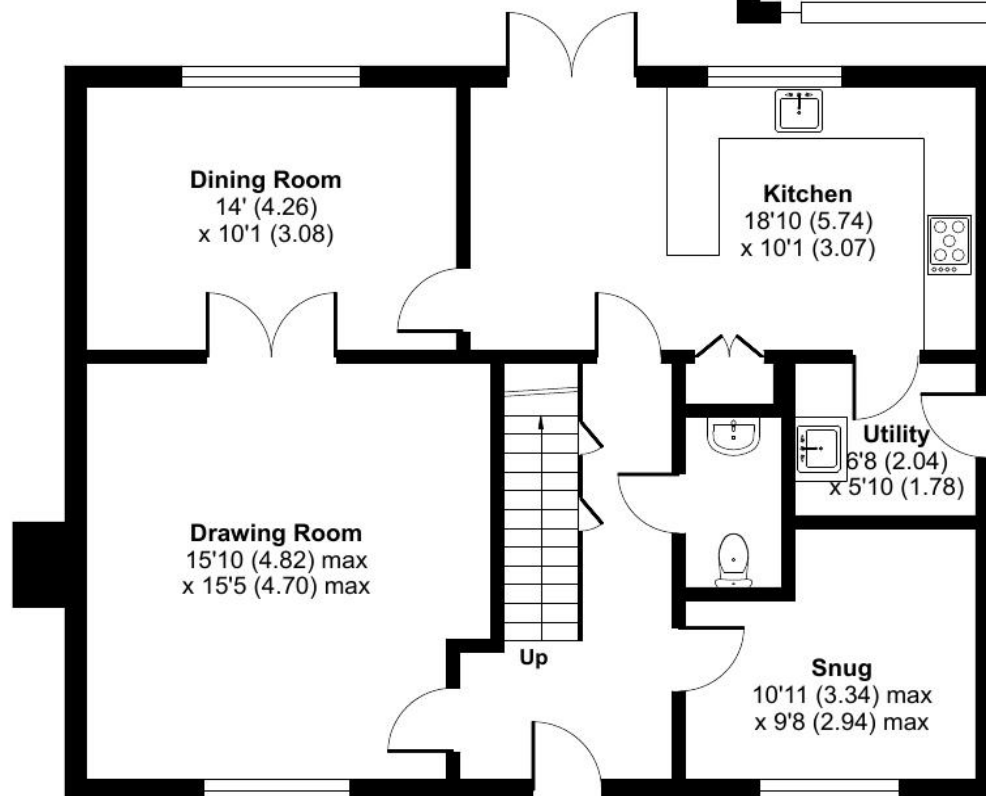
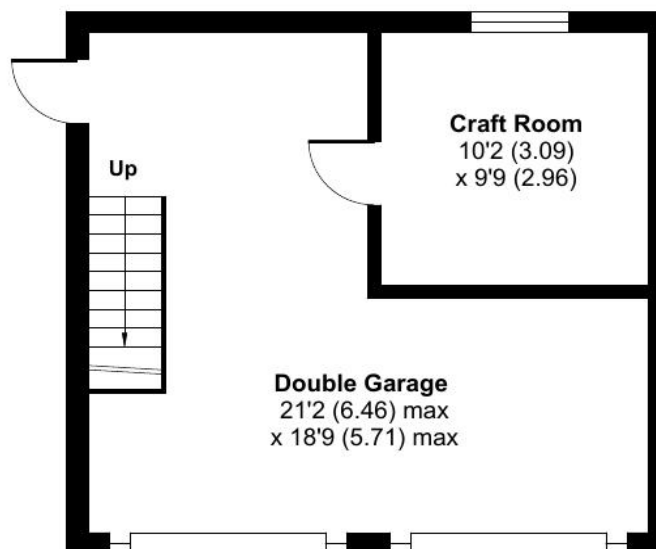
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Approximate Area = 1786 sq ft / 165.9 sq m

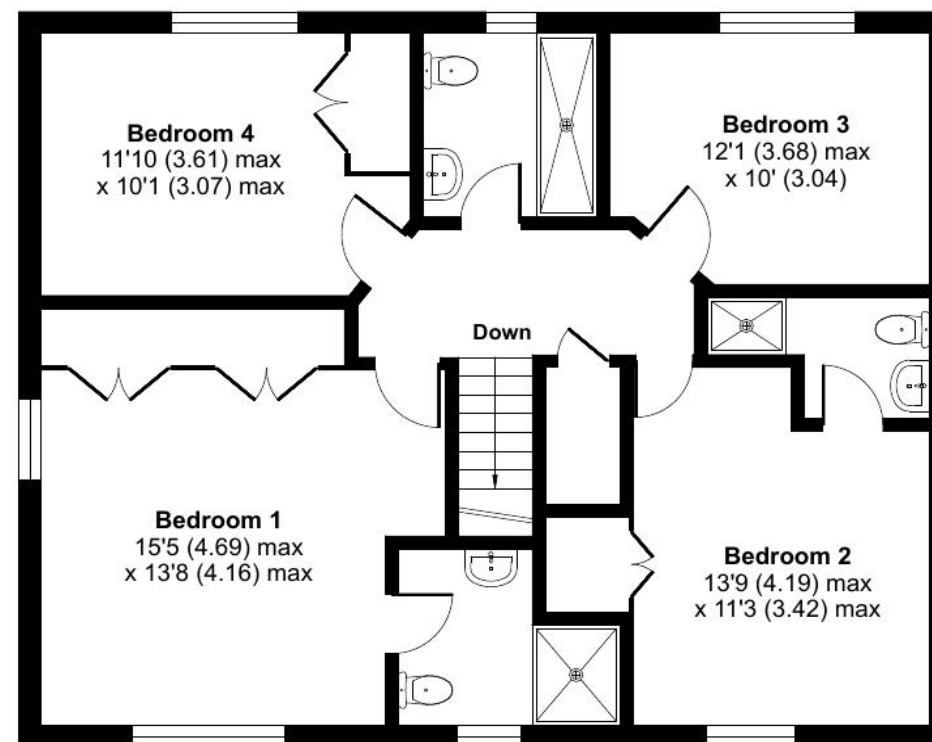
Garage = 407 sq ft / 37.8 sq m

Total = 2193 sq ft / 203.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



