



**33 The Green,
Barrow, Bury St. Edmunds, Suffolk.**

**DAVID
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33 THE GREEN, BARROW, BURY ST. EDMUNDS, SUFFOLK. IP29 5AA

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.

This exceptionally well-presented cottage occupies a lovely position on the village green. The house has been sympathetically enlarged with well-balanced accommodation benefitting from a charming garden, garage, off-road parking and studio/bar/entertaining area.

An exceptionally well-presented period home situated on the green within one of the areas most favoured villages.

ENTRANCE HALL: A spacious inviting area with fitted barrier matting and light oak door opening to:-

SITTING ROOM: A spacious room overlooking the green, fireplace with Suffolk white brick hearth and inset log burning effect stove.

KITCHEN/DINING/LIVING ROOM: Divided into two distinct areas and enjoying a lovely view over the rear garden with a door opening on to terracing. A tiled floor runs throughout and within the dining/living area is a log burner on a tiled hearth with an oak mantle over. There is an extensive range of attractive fitted matching modern units with thick oak wood worktops that incorporate a single drainer sink unit, vegetable drainer and mixer tap over. Space/point for American style fridge/freezer. Integrated appliances include washing machine, dishwasher, AEG oven, hob and extractor fan over.

First Floor

LANDING: A spacious area with access to loft storage space and doors to:-

BEDROOM 1: With a lovely view over the green. Finished with extensive built-in mirror fronted wardrobes.

BEDROOM 2: Enjoying an interesting roof-scape view with large wardrobe/storage cupboard.

BATHROOM: Attractively tiled and finished with a deep double ended bath and mixer tap over. Fully tiled shower cubicle, heated towel rail, WC and wash hand basin with storage below. Linen cupboard.

Outside

A gravel drive provides ample **OFF-ROAD PARKING** and is bordered by railway sleepers, an expanse of lawn and brick wall that in turn leads to:-

GARAGE: With electric up and over door. Light and power connected.

The rear garden is one of the property's most attractive features. There is a large terrace immediately to the rear of the house opening to a L' shaped expanse of lawn.

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STUDIO/BAR: 17'7" x 12'10". An exceptional space with attractive oak framework, large double doors and overlooking the garden. Currently incorporating a large bar area with exposed brickwork, sky light over and offering potential for a variety of uses. Lighting and power connected. Door to:- **CLOAKROOM: Fitted WC.**

There are two further **OUTBUILDINGS** used for storage, log store, etc.

AGENTS NOTE

As is not uncommon with properties of this ilk there is a pedestrian right of way for the benefit of a neighbouring property over part of the rear garden.

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

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: B - £1,618.71 – 2024.

EPC RATING: Currently awaiting report.

BROADBAND SPEED: Up to 80 Mbps (source Ofcom).

MOBILE COVERAGE: EE, Three, O2 and Vodafone - outdoor (source Ofcom).

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WHAT3WORDS: ///playfully.chat.volcano.

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

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