



**46 The Green,
Barrow, Suffolk.**

**DAVID
BURR**



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.

A spacious and well presented detached 4-bedroom family home situated in a prominent position overlooking the village green in the heart of this highly regarded Suffolk village. The property is a short distance from a wide array of local amenities including the village pubs, convenience store and school to name a few. In addition to the well-balanced accommodation schedule there is a double garage and ample off-road parking.

An impressive detached family home with a double garage overlooking the green in this highly regarded Suffolk village.

ENTRANCE HALL: With stairs rising to first floor, understairs storage cupboard and door to:-

SITTING ROOM: A generous dual aspect reception room with the focal point provided by the inset fireplace with log burning stove and brick surround. French style double doors open to the terrace abutting the rear of the property and windows overlook the green to the front.

DINING ROOM: A versatile reception room with window to front aspect.

KITCHEN/BREAKFAST ROOM: Fitted with a range of wall and base units with worksurfaces over, integrated appliances include oven with electric hob and extractor over, sink inset with drainer, dishwasher and integral fridge/freezer. The kitchen is open plan to the breakfast area providing space for informal dining/entertaining with door to:-

UTILITY ROOM: Providing further spaces for white goods and additional worksurfaces. Personnel door leading to the terrace abutting the rear of the property.

CLOAKROOM: With white suite comprising WC, hand wash basin and window to side aspect.

First Floor

LANDING: Window to front aspect overlooking the village green. Door to:-

PRINCIPAL BEDROOM: A substantial double bedroom with integrated storage, window to rear aspect and door to:-

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

BEDROOM 2: A double bedroom with window to front and integrated storage.

BEDROOM 3: Double bedroom with window to rear.

BEDROOM 4: Window to front.

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FAMILY BATHROOM: With suite comprising WC, hand wash basin and panel bath with window to side aspect.

Outside

The property has particularly generous wrap-a-round gardens, largely enclosed by mature hedging to the front with an expanse of lawn to the side providing views over the village green. To the rear is a well-stocked private garden with a variety of trees, shrubs and flowering plants. There is a terrace situated under a **PERGOLA** providing an idyllic space for alfresco dining and entertaining and a pathway leading to the **DOUBLE GARAGING** abutting which is **PARKING** for a number of vehicles. Originally a show room office, the garage is understood to be fitted with plumbing and wiring and therefore offers potential for uses as a substantial **HOME OFFICE/STUDIO** if required.

AGENTS NOTE

We understand that there is a Tree Preservation Order within the grounds. We understand a service charge of approximately £190 is payable annually.

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

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: E - £2,663.70 – 2025/26.

EPC RATING: C.

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

MOBILE COVERAGE: 02 and Vodafone - good outdoor and in-home. EE good outdoor. (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: ///plantings.path.cover.

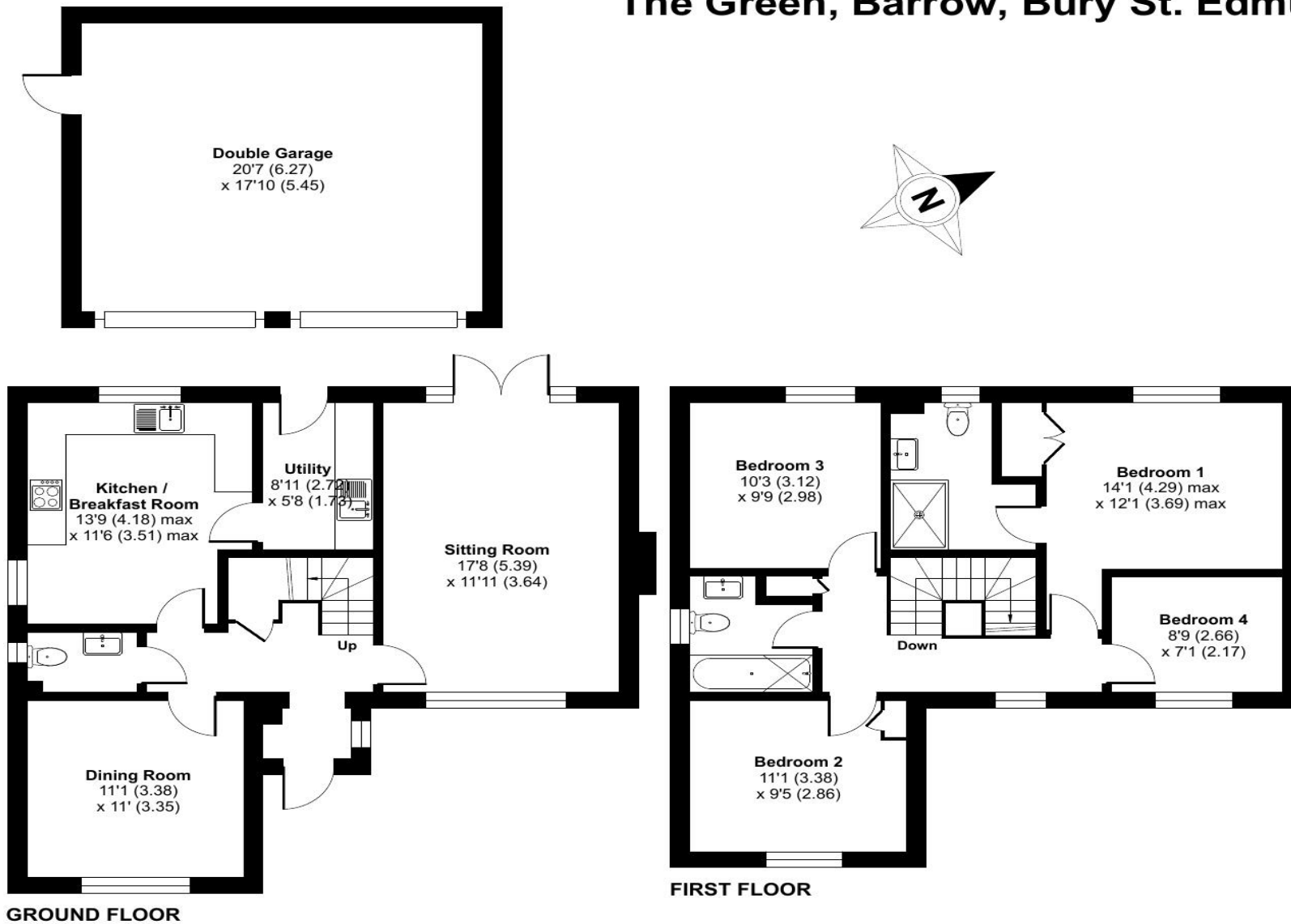
VIEWING: Strictly by prior appointment only through DAVID BURR
Bury St Edmunds 01284 725525.

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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The Green, Barrow, Bury St. Edmunds, IP29



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for David Burr Ltd. REF: 1395229

Bury St Edmunds 01284 725525 Leavenheath 01206 263007 Clare 01787 277811 Castle Hedingham 01787 463404 Woolpit 01359 245245

Newmarket 01638 669035 Long Melford 01787 883144 London 020 78390888 Linton & Villages 01440 784346

