



**2 Bluebell Way,
Barrow, Suffolk.**

DAVID
BURR

2 BLUEBELL WAY, BARROW, BURY ST. EDMUNDS, SUFFOLK. IP29 5EY

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.

This exceptionally well-presented village house occupies a lovely position, well placed for countryside walks in one direction and amenities in the other. The light, well-proportioned accommodation is further complemented by a large garage/workshop, parking and generous garden. **NO ONWARD CHAIN.**

An exceptionally well-presented village house, ideally placed for countryside walks and amenities.

ENTRANCE HALL: A spacious inviting area with an attractive Karndean floor running throughout, staircase off, large useful storage cupboard and doors to:-

SITTING ROOM: A light room with a contemporary raised Bioethanol fireplace to create a charming focal point. Double doors opening to:-

KITCHEN/DINING ROOM: Enjoying views over the rear garden with an attractive tiled floor running throughout and double doors opening from the kitchen/living area onto terracing and the garden beyond. There is an extensive range of attractive matching modern units with deep pan drawers and worktops incorporating a large enamel sink unit with mixer tap and vegetable drainer. Full height fridge/freezer, integrated washing machine and dishwasher. Electric oven with 4-ring Neff hob and extractor fan over.

CLOAKROOM: Fitted WC and wash hand basin with storage below.

First Floor

LANDING: Linen cupboard, access to loft storage space and doors to:-

BEDROOM 1: A spacious room enjoying field views. Extensive built-in wardrobes and door to:-

ENSUITE: With a large fully tiled shower cubicle, WC and wash hand basin with storage below.

BEDROOM 2: Access to loft storage space.

BEDROOM 3: Overlooking the rear garden. Built-in wardrobe.

FAMILY BATHROOM: Bath with shower attachment, WC and wash hand basin with storage below.

Outside

A central path bordered by an expanse of lawn leads to the front door. A brick paviour drive provides **OFF-ROAD PARKING** and in turn leads to:-

GARAGE/WORKSHOP: A long useful outbuilding with a single up and over door, light and power connected and personnel door to rear.

The rear garden is one of the property's most attractive features with terracing, an expanse of lawn and a pretty raised area with lavender, roses, a cherry tree and holly.

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SERVICES: Main water, drainage and electricity are connected. Air source heat pump heating - underfloor heating at ground floor. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: C - £1,937.24 – 2025/26.

EPC RATING: B.

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

MOBILE COVERAGE: 02 and Vodafone – good outdoor and in-home (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: //palm.sticking.bonfires.

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

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