



32 Simpson Way,  
Barrow, Suffolk.

DAVID  
BURR

# 32 SIMPSON WAY, BARROW, BURY ST. EDMUNDS, SUFFOLK. IP29 5EA

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 3-bedroom property with charming gardens, off road parking and a single garage overlooking an attractive greensward in this highly regarded Suffolk village. **NO ONWARD CHAIN.**

## **A spacious and well-presented 3-bedroom property overlooking a pretty greensward.**

**ENTRANCE HALL:** With door to:-

**KITCHEN:** Fitted with a range of wall and base units with worksurfaces over, inset sink with drainer and mixer tap. Integral dishwasher, space for washing machine, space for fridge/freezer and oven with hob over. Window to front aspect.

**SITTING/DINING/LIVING ROOM:** A substantial open plan space located to the rear of the property with views over the garden and doors leading to the rear terrace. Initially comprising a substantial living area, partly carpeted with ample space for entertaining and there is a further open plan dining space making for versatile living. Understairs storage cupboard.

**CLOAKROOM:** With white suite comprising WC and hand wash basin.

### **First Floor**

**LANDING:**

**PRINCIPAL BEDROOM:** A substantial double bedroom.

**ENSUITE:** WC (macerator unit), hand wash basin and shower with glass door. Window to rear aspect.

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

**BEDROOM 3:** Window to rear.

**FAMILY BATHROOM:** Suite comprising WC, hand wash basin and panelled bath with shower attachment over.

### **Outside**

The property is set back from the road, overlooking a pretty greensward. There is vehicular access leading to the :-

**SINGLE GARAGE:** Located to the far left of the property with pedestrian access and personnel door to the rear of the garage before opening up to formal gardens, predominantly comprising lawns with a generous terrace abutting the rear of the property ideal for Al-fresco dining and entertaining.

**SERVICES:** Main water, drainage and electricity are connected. Oil fired heating. **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.

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EPC RATING: C.

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

**MOBILE COVERAGE:** 02 and Vodafone – good outdoor, variable in-home, Three – 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:** ///micro.puffed.opens.

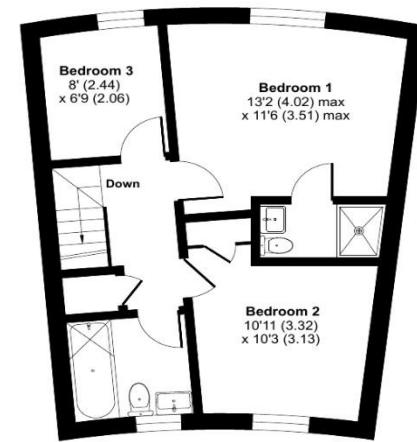
**VIEWING:** Strictly by prior appointment only through DAVID BURR Bury St. Edmunds 01284 725525.

**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.

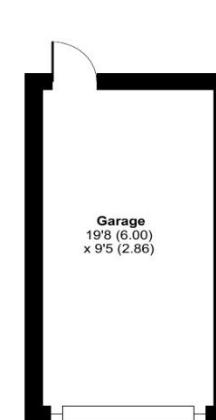


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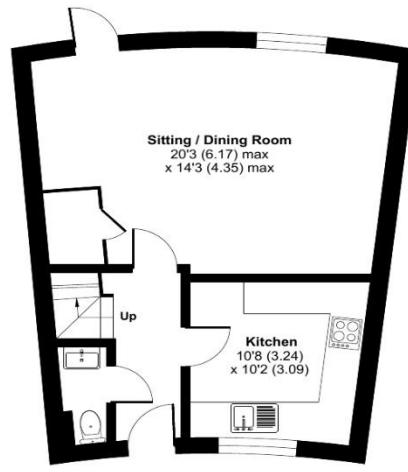
Approximate Area = 868 sq ft / 80.6 sq m  
Garage = 185 sq ft / 17.1 sq m  
Total = 1053 sq ft / 97.7 sq m  
For identification only - Not to scale



FIRST FLOOR



Garage  
19'8" (6.00)  
x 9'5" (2.86)



Sitting / Dining Room  
20'3" (6.17) max  
x 14'3" (4.35) max

GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for David Burr Ltd. REF: 1406621

