



Green Farm Lane, Barrow, Bury St. Edmunds, Suffolk, IP29 5DN

MARK · EWIN
BURY ST EDMUNDS

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Located in the popular village of Barrow with a delightful paddock and countryside backdrop is this well-presented three-bedroom detached family home.

The accommodation comprises, on the ground floor, of entrance porch, cloakroom and sitting room, kitchen/breakfast room and further reception room/study.

On the first floor, there are three bedrooms and a family bathroom. Outside, the front garden offers a driveway providing for additional parking.

The remainder of the front garden being laid to lawn with path leading to a side gate providing access to the garden. The rear garden is mainly laid to lawn with a patio area. There is also a pergola which provides an undercover seating area and hot tub.

Additional Information:

Tenure: Freehold

EPC Rating: C

Council Tax Band: C

Services: Mains Electric, Water and Drainage.

Heating is offered via Electric radiators and the property benefits from solar panels.

(Please note that none of these services have been tested by the selling agent.)



Directions

Leaving Bury St Edmunds heading West along Westley Road, travel through the village of Little Saxham and into Barrow along Bury Road, at The Green bear left staying on Bury Road, head straight over the crossroads into Denham Lane, Green Farm Lane will be found on your right hand side and the property can be located on your left.

Location

Barrow is a popular village located to the west of Bury St Edmunds. The village has a good range of amenities including a primary school, village shop/ post office, and two public houses. The nearby historic market town of Bury St Edmunds provides an excellent range of schooling, shopping, cultural and recreational facilities. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.

Accommodation:

Entrance Porch

Sitting Room 15' 7" x 14' 6" (4.75m x 4.41m)

Dining Room 9' 1" x 7' 1" (2.77m x 2.15m)

Kitchen/Breakfast Room 16' 3" x 8' 8" (4.95m x 2.65m)

Reception/Study 16' 4" x 7' 2" (4.97m x 2.18m)

Cloakroom 5' 3" x 2' 11" (1.60m x 0.89m)

Landing

Bedroom One 13' 9" x 8' 10" (4.18m x 2.69m)

Bedroom Two 9' 9" x 8' 11" (2.96m x 2.71m)

Bedroom Three 6' 6" x 6' 0" (1.99m x 1.84m)

Bathroom 6' 4" x 5' 8" (1.94m x 1.72m)

Additional Information:

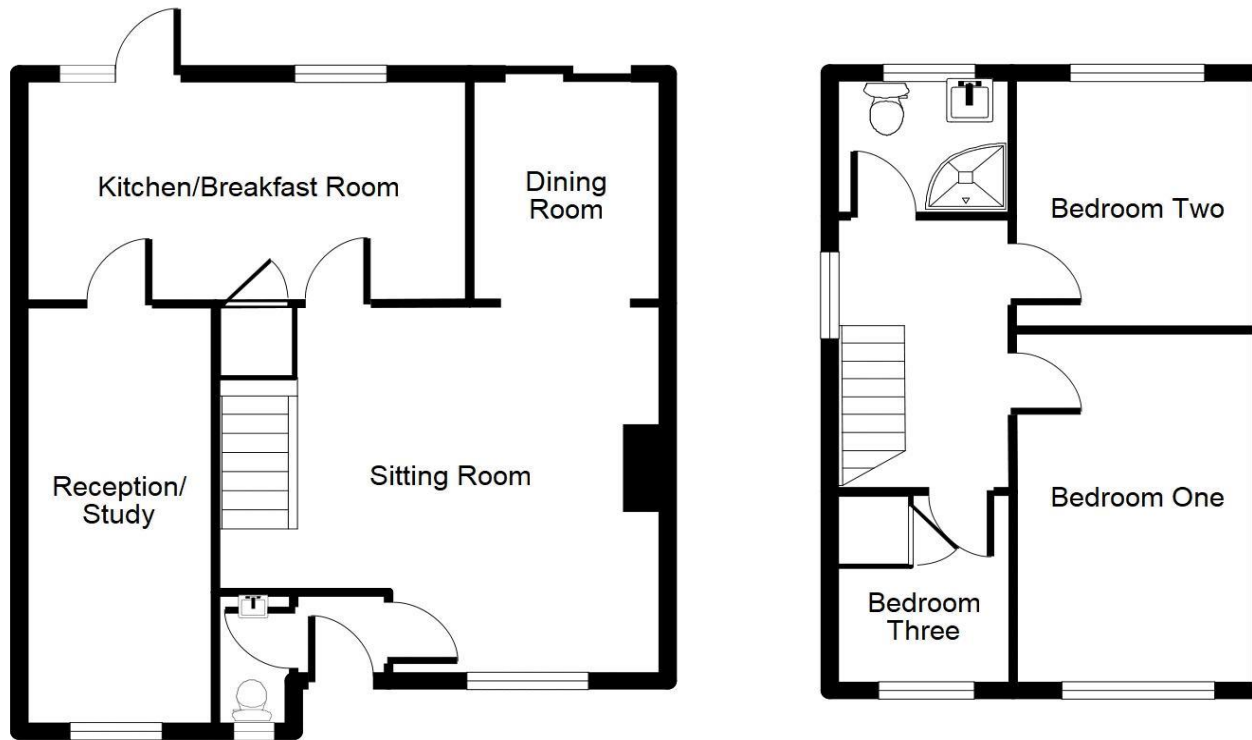
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Offers Over £325,000
Freehold





For identification only -Not to scale
(c) Visual Floor Planner

MONEY LAUNDERING REGULATIONS 2003: Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PLEASE NOTE: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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