



## 8 Mill Lane, Barrow, Bury St. Edmunds, Suffolk, IP29 5BS

**MAKE IT YOUR OWN!** – This spacious detached bungalow is set in large gardens and enjoys an established non-estate location on the edge of the popular and well served village of Barrow.

The bungalow, which is of an individual design, provides potential for some updating and would also lend itself to being substantially extended (subject of course to consent).

- Individual detached bungalow with potential to update and extend
- Occupying a pleasant non estate village setting
- Porch, hall, cloakroom, spacious sitting room, conservatory
- Kitchen/breakfast room, 2 double bedrooms, shower room
- Front gardens, ample parking, single garage, workshop
- Good sized private rear gardens. NO UPWARD CHAIN

## Offers In Excess Of £350,000





## General Information

The bungalow occupies a pleasant established non-estate setting within easy reach of the village centre. Barrow offers an excellent range of local amenities including 2 village shops, a post office, doctors' surgery, a newly refurbished public house, a nursery and a highly regarded primary school.

The thriving market town of Bury St. Edmunds is approximately 5 miles away where you will find excellent educational, recreational and shopping facilities. The A14 dual carriageway is also within easy reach, providing fast access to Ipswich, Cambridge and London via the M11.

Whether you are looking for a bungalow to retire to or perhaps something you can extend and turn into your own 'Grand Design' this spacious detached home is bound to be of interest. Whilst the property will require some updating it certainly has the makings of a lovely home and includes good-sized rooms with lots of natural light.

The entrance porch and entrance hall give access to the triple-aspect sitting room, which in turn leads into the good-sized conservatory. The kitchen/breakfast room has a useful pantry cupboard and ample space for a breakfast table. A door leads out to a side porch connecting the garage, workshop and gardens.

The bedrooms are located to the front of the bungalow and are both identical in size and are very comfortable double rooms each with fitted wardrobes, finally, there is a cloakroom and separate shower room. The bungalow has part uPVC sealed unit glazing and heating is provided by night storage heaters.

### Outside

The bungalow is set back from the road behind fencing with the front gardens being laid to lawn with planted shrub borders. A driveway provides ample parking and leads up to the large single garage which has light and power connected. To the rear of the garage is a useful workshop.

A side access leads to the enclosed rear gardens which afford a very good degree of privacy and seclusion. The gardens are of a generous size and are laid extensively to lawn with wide flower and shrub borders and a greenhouse.

### COUNCIL TAX - BAND C

### Directions

From Bury St. Edmunds town centre proceed along Out Risbygate passing the College and turning left on the mini roundabout into Westley Road. Stay on this road eventually leaving Bury St. Edmunds and into open countryside. Continue through Little Saxham and into Barrow. On reaching Barrow take the 3rd right hand turning into Mill Lane, the property will then be seen on the left hand side as marked by our for sale board.

## Entrance Porch

## Entrance Hall

Sitting Room 16'5 x 12'8 (5.00m x 3.86m)

Conservatory 12'8 x 8'10 (3.86m x 2.69m)

Kitchen 12'11 x 12'4 (3.94m x 3.76m)

Bedroom 1 12'11 x 9'11 (3.94m x 3.02m)

Bedroom 2 12'11 x 9'11 (3.94m x 3.02m)

## Shower Room

Garage 19'2 x 8'10 (5.84m x 2.69m)

## Gardens





