

Mortimer &  
Gausden

INDEPENDENT ESTATE AGENTS



Flint Cottage, 33 The Street, Barrow,  
Bury St. Edmunds, Suffolk, IP29 5AP

Guide Price  
£475,000



## *Stunning modernised Character Property located in the heart of popular Barrow village.*

Stunning village property - beautifully presented and full of features with the best of both period charm and modern conveniences.

Extended and modernised in 2022 with a spacious and stylish kitchen / family room added to the rear, making entertaining a breeze, alongside a fabulous new utility room, and downstairs shower room.

The ground floor layout is so versatile and includes a cosy reception room and sitting room to the front with back-to-back feature fireplaces and an inner hall leading upstairs, and to a bright and spacious dining room.

The separate home office / study is such a bonus space - It could make a fabulous gym or play room - or superb for anyone wishing to work or operate a business from home - with access both internally from the dining room and externally with it's own front door and parking directly outside. Being in a central village location everything here is on your doorstep, but the property enjoys a large garden and gravelled parking area at the front, and private enclosed garden to the rear.

Barrow village 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. The A14 dual carriageway is also within easy reach, providing fast access to Ipswich, Cambridge and London via the M11.



- Four bedroom, 2 Bathroom, Semi-detached cottage
- Spacious new kitchen / family room for entertaining
- Separate dining room, plus study/gym or home office
- Large utility boot room, new downstairs shower room
- Off road parking, enclosed rear garden, patio, and shed
- Central village location with amenities close by
- Oil fired heating (new boiler 2022) and uPVC double glazing
- Internal viewing is highly recommended





This is a village property not to be missed!  
With a spacious and versatile floor plan much improved following the addition of the well appointed kitchen / family room at the rear.

This stunning space enjoys a vaulted ceiling and plenty of light from a large overhead skylight, and with windows and French doors overlooking and leading to the rear patio and garden. The U-shaped kitchen is a fantastic layout with built-in appliances, including two NEFF wall ovens, a combi microwave and wall oven with steam feature. Also an induction hob, and overhead extractor, and a built-in Siemens fridge-freezer in attractive cabinetry with wooden worktops.

The large stone-topped island offers ample storage, and space for stools, and even a built-in wine fridge! There is ample space beyond this for a relaxed sitting area also.

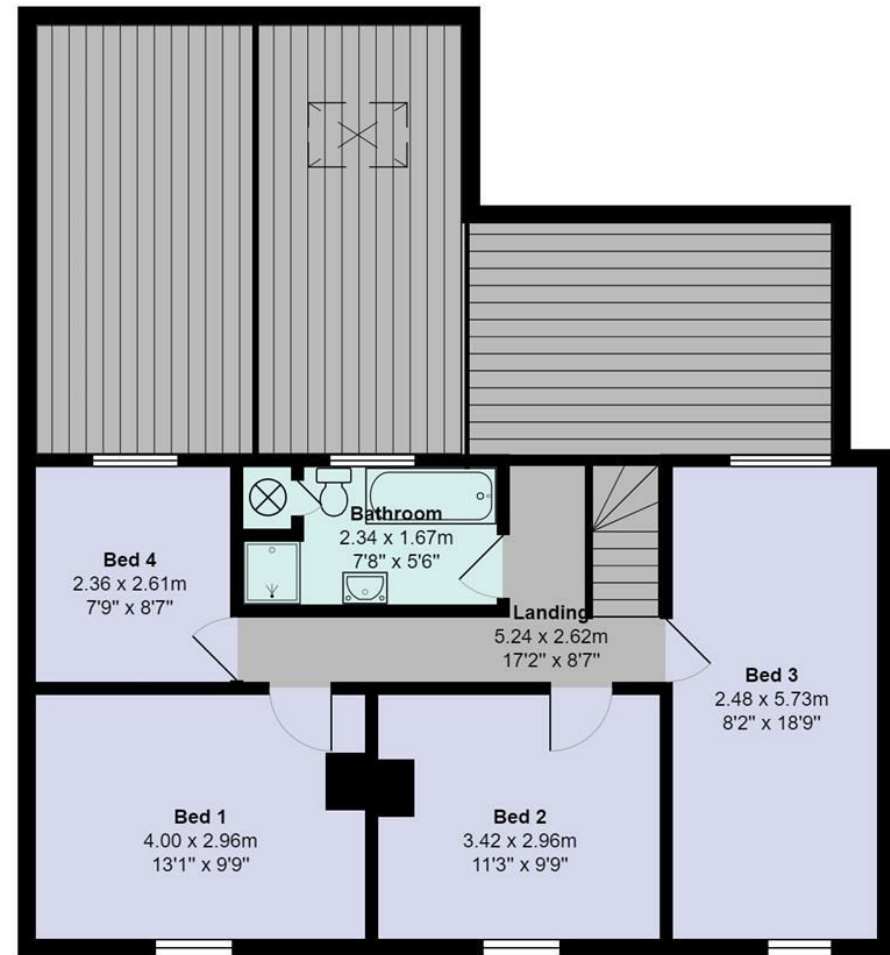
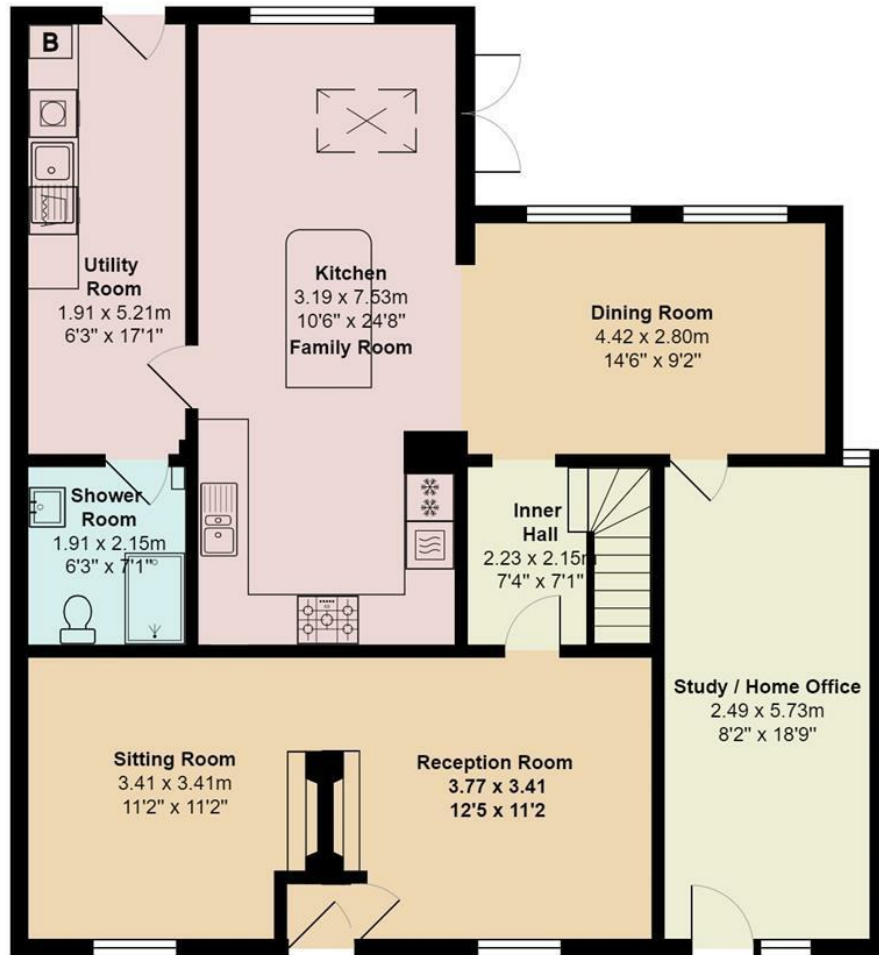
The adjoining dining room also overlooks the rear garden and is a good size for both family meals and large seasonal gatherings. The large utility space is a fantastic bonus for a busy family, with additional storage and space to take off boots and attend to muddy dogs, and the laundry. There is a modern boiler (replaced 2022) for the oil fired central heating and this room leads through to the well-appointed shower room.

The main front door leads via a vestibule into the first reception room, and features a period fireplace which is open through to the adjoining sitting room, both rooms can enjoy a cosy open fire, and have cottage proportions, with windows to the front. An inner hallway leads to stairs to first floor. Upstairs there is a spacious family bathroom with separate bath and shower cubicle, and four good-sized bedrooms, all accessed via a long landing with character ledge and brace style doors. Bedroom 3 notably enjoys a feature flint wall and vaulted high ceiling, and a double aspect. All rooms enjoy uPVC double glazing, and quality flooring, and spot lighting.

Externally there is a good sized fenced rear garden mainly laid to lawn, and with a large shed which we understand is to remain, and an attractive east facing paved patio area

ENERGY PERFORMANCE RATING -  
COUNCIL TAX - BAND D





Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fittings. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or website, please contact our offices immediately.

mail@mortimerandgausden.co.uk  
www.mortimerandgausden.co.uk  
7 Langton Place, Bury St. Edmunds, Suffolk. IP33 1NE

**01284 755526**