

Mortimer &
Gausden

INDEPENDENT ESTATE AGENTS



30 Simpson Way, Barrow,
Bury St. Edmunds, IP29 5EA

Guide Price
£325,000

*Individual and interesting - we are pleased to offer a lovely home, with beautiful interior decor.
A family home 'with personality' in a lovely family-friendly neighbourhood.
This one should be on your list to inspect!*

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.

Located to the south of the village is this modern development, which was constructed around 2015 by Hopkins Homes who are renowned for building quality homes of character. This end terrace home sits facing a nice green open common area and also enjoys a wider than average corner plot.

EPC - currently B

Council Tax - Band C

- End-Terrace Modern family home
- 3 Bedrooms, Spacious living areas
- Beautifully presented home
- Corner plot, Gardens, Garage, Parking
- Oil fired central heating, Double Glazing
- Popular & well-served Barrow Village location
- Internal viewing highly recommended



There is nothing 'boring' or 'boxy' about this lovely home, with interesting details, and its stunning interior decor. It sits well positioned, on a corner plot, with a lovely green open outlook, in a modern development within the lovely village of Barrow, which enjoys good village facilities and lively sense of community.

Internally - you are greeted with a spacious entrance hallway, and a cloakroom WC as you enter and a turning staircase leads to the first floor.

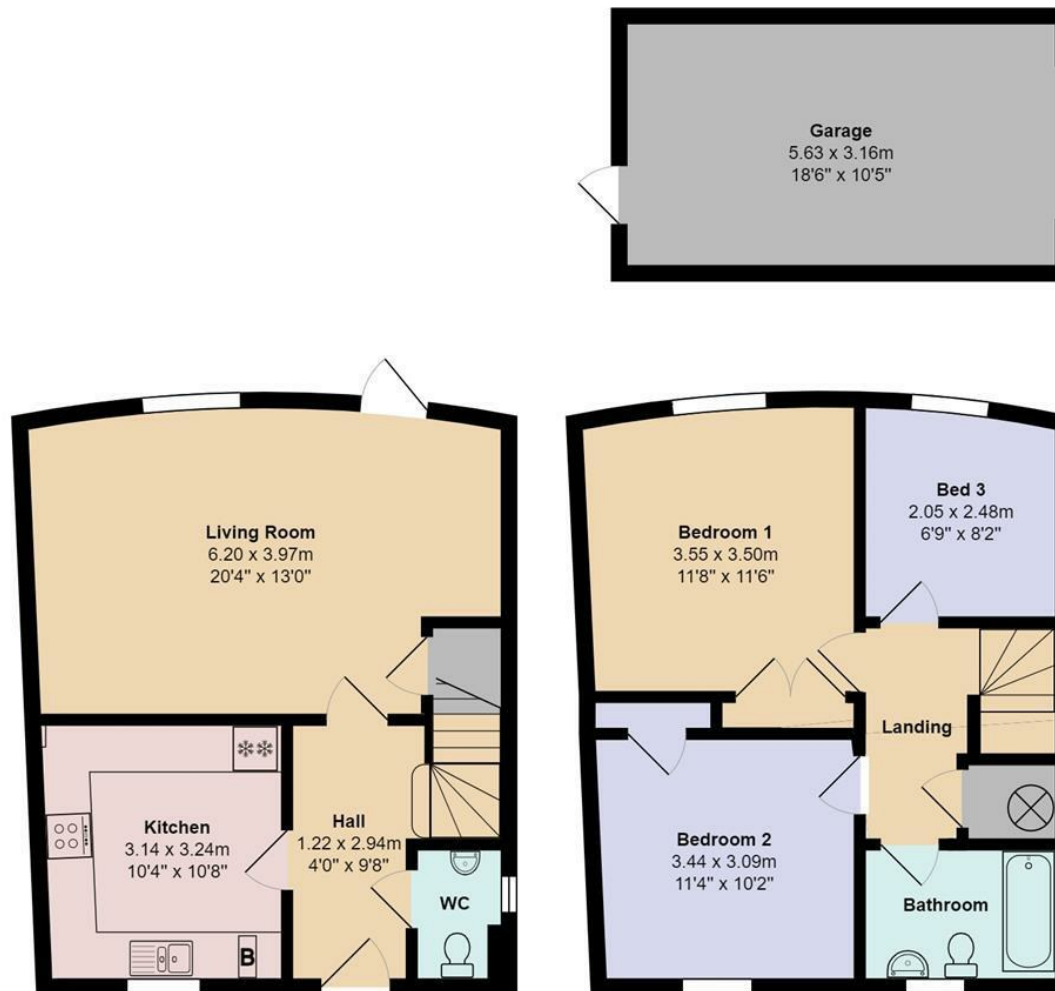
The family kitchen, is a good size room with quality cabinetry and appliances. The central heating (oil fired) boiler, with dual zone heating controls, sits within the base cabinets under lovely granite work surfaces. Ample wall cupboards and integrated appliances, include a washing machine, and fridge-freezer (plumbing behind one cabinet for Dishwasher connection) and electric oven / hob / extractor.

A door straight ahead leads into the spacious living room, a slightly unusual shape and decorated in a lovely Farrow & Ball green. There is a glazed door and window to the rear overlooking and leading to the patio and gardens, on the sweeping curved wall, with ample space for sitting and dining furniture, and a large under-stairs storage cupboard.

Upstairs, a generous landing leads to all 3 bedrooms, with Beds 1 and 2 having good sized built in cupboards, a generous airing cupboard, and family bathroom with shower-over-bath. Again beautifully presented with one smart 'grown-up' bedroom in a deep blue colour, and two lovely kids rooms with feature wallpapers.

Externally - the rear gardens are attractively laid out, with lawn, shrubs, paved patio areas and there is an additional side area of walled paved & gravelled garden with an attractive timber summerhouse, as well as personal door to the single garage and a side gate. In front of the garage and alongside a driveway is another space for off road parking. The pleasant open outlook to the front is over a common grassed open area.





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