



**22 Beale Road,  
Barrow, Suffolk.**

**DAVID  
BURR**

# 22 BEALE ROAD, BARROW, BURY ST. EDMUNDS, SUFFOLK. IP29 5ES

The Cathedral town of Bury St Edmunds lies in West Suffolk at the heart of East Anglia famous for its Benedictine Abbey. The town has extensive facilities and amenities to cater for all walks of life and has exceptional transport links. The A14 bypasses the town and links the Midlands with the East coast. London via the M11 is 60 miles. The railway station offers services to Cambridge, Norwich and Ipswich with connections for London. A commuter rail link is available at Stowmarket.

A spacious and well-presented 2-bedroom Hopkins Home occupying a discreet cul-de-sac location with a deceptively large garden and off-road parking for a number of cars.

## A spacious and well-presented 2-bedroom property in the ever-popular village of Barrow.

**ENTRANCE HALL:** With stairs rising to first floor and door to:-

**SITTING/DINING ROOM:** A flexible space capable of being configured a number of ways with views over the rear garden and understairs storage cupboard with open plan access to:-

**KITCHEN:** Fitted with a range of matching wall and base units with worksurfaces over and spaces for various freestanding white goods including a fridge/freezer, a washer/dryer, dishwasher, etc. There are a number of integrated appliances including a hob, oven, extractor, sink inset with drainer and mixer tap. Window to front aspect.

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

### First Floor

**LANDING:** With door to:-

**BEDROOM 1:** A substantial double bedroom with integrated wardrobes and window to rear aspect.

**BEDROOM 2:** A double bedroom with window to front.

**FAMILY BATHROOM:** With white suite comprising WC, hand wash basin, panel bath with shower attachment and shower screen. Window to front aspect.

### Outside

The property has **OFF-ROAD PARKING** for a number of vehicles in tandem to the side of the property and there is gated personnel access leading to the rear gardens from the driveway. Initially comprising a terrace abutting the rear of the property with the majority then laid to lawn. The garden extends to an L-shape with boundaries clearly defined to all sides and space for a storage shed in the rearmost part of the garden.

**SERVICES:** Main water, electricity and drainage are connected. Air source heat pump. **NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** West Suffolk Council: 01284 763233. Council Tax Band: B - £1,695.08 – 2025/26.

**EPC RATING:** C.

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

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**MOBILE COVERAGE:** 02 and Vodafone – good outdoor and in-home (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:** ///badminton.inch.cashew.

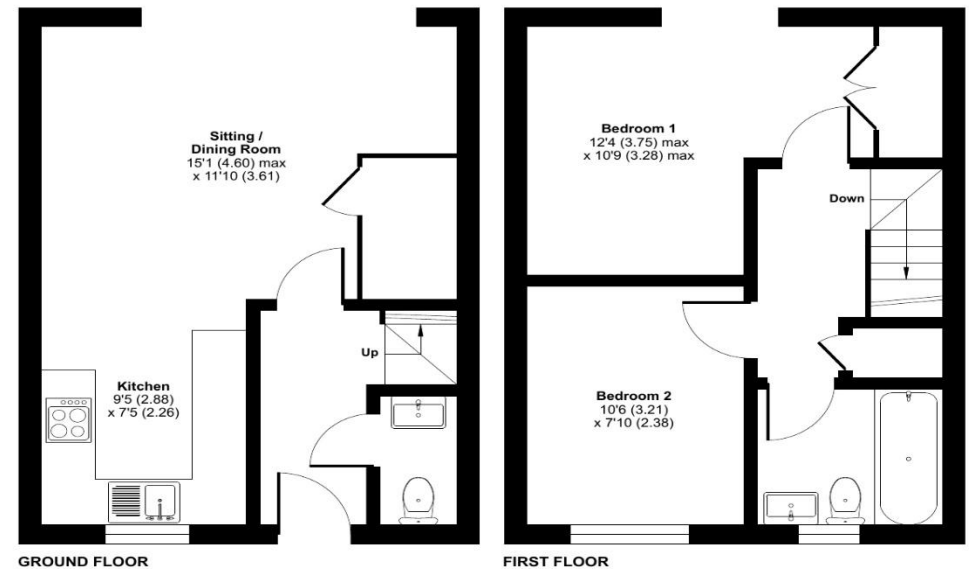
**VIEWING:** Strictly by prior appointment only through DAVID BURR Bury St. Edmunds 01284 725525.

**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.



## Beale Road, Barrow, Bury St. Edmunds, IP29

Approximate Area = 652 sq ft / 60.5 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2025. Produced for David Burr Ltd. REF: 1348316

Bury St Edmunds 01284 725525 Leavenheath 01206 263007 Clare 01787 277811 Castle Hedingham 01787 463404 Woolpit 01359 245245

Newmarket 01638 669035 Long Melford 01787 883144 London 020 78390888 Linton & Villages 01440 784346

