



**FARMLAND VIEWS TO THE REAR**

6 Lylleyes Field Drive, Barrow, Bury St Edmunds, Suffolk, IP29 5EB

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**Bedfords**

ESTABLISHED 1966



**6 Lylleyes Field Drive  
Barrow  
Bury St Edmunds  
IP29 5EB**

**A beautifully presented family home with landscaped gardens  
backing onto open farmland**

**GUIDE: £635,000 FREEHOLD**

RECEPTION HALL | CLOAKROOM | SITTING ROOM |  
KITCHEN/DINING | UTILITY | FOUR BEDROOMS - TWO WITH  
EN SUITE SHOWER ROOM | FAMILY BATHROOM | GARDEN |  
GARAGE |

This superb home stands prominently overlooking a wildflower meadow/green providing a lovely feeling of space complemented by the delightful farmland views to the rear. No. 6 has beautifully presented two-storey accommodation with elegant high ceilings and a design that provides a large open-plan kitchen/dining area overlooking the gardens and landscaped terrace. The two-storey accommodation briefly comprises;

**RECEPTION HALL** with ceramic tile floor, stairs with stairlift to first-floor and moulded corning.

**CLOAKROOM** – ceramic tile floor, low-level WC and wash basin.

**STUDY** – overlooking the front garden and green/wild flower meadow.

**SITTING ROOM** – double-aspect room with open fireplace including wood-burner with reclaimed brick fire surround, pamment hearth and oak mantelpiece over.

**OPEN-PLAN KITCHEN/DINING ROOM** with ceramic tile floor and French doors to terrace and garden, with an extensive range of wall and base kitchen units, ample composite stone worksurface, with drainer, one-and-a half-bowl stainless-steel





sink with filtered drinking tap Rangemaster professional stainless-steel range cooker, matching stainless-steel splashback and extractor over, built-in fridge, dishwasher and water softener.

**UTILITY ROOM** – ceramic tile floor, door to outside, fitted worksurface with storage over, inset stainless-steel sink and drainer unit, AEG washing machine and separate dryer, Hotpoint fridge-freezer

#### FIRST-FLOOR

**LANDING** with walk-in airing cupboard

**BEDROOM ONE** – double-aspect room with built-in wardrobes, **EN SUITE SHOWER ROOM**, extensively tiled with walk-in shower cubicle, built-in vanity unit with storage below, and inset wash hand basin, low-level WC, heated towel rail.

**BEDROOM TWO** – built-in wardrobe, overlooking open farmland to the rear.

**FAMILY BATHROOM** – extensively tiled with panelled bath with mixer tap and shower screen over, pedestal wash hand basin, low-level WC.

**BEDROOM THREE** (dressing room) – with a range of fitted wardrobes and storage, loft access.

**BEDROOM FOUR** – with built-in wardrobe cupboard, extensively tiled **EN SUITE SHOWER ROOM** – low-level WC, wash hand basin, and heated towel rail.

**OUTSIDE** the property has its own private parking on the drive giving access to a double garage, past a neatly kept front lawn with low hedge and pathway to the front door. Access from the side is provided to the rear garden, beautifully landscaped with a large west-facing terrace with automated sun blind, lawn with well-stocked flower borders, interspersed with a number of evergreen and flowering shrubs, with illumination and water feature.

Behind the **DOUBLE GARAGE** is a useful concealed storage area with oil tank and log store.

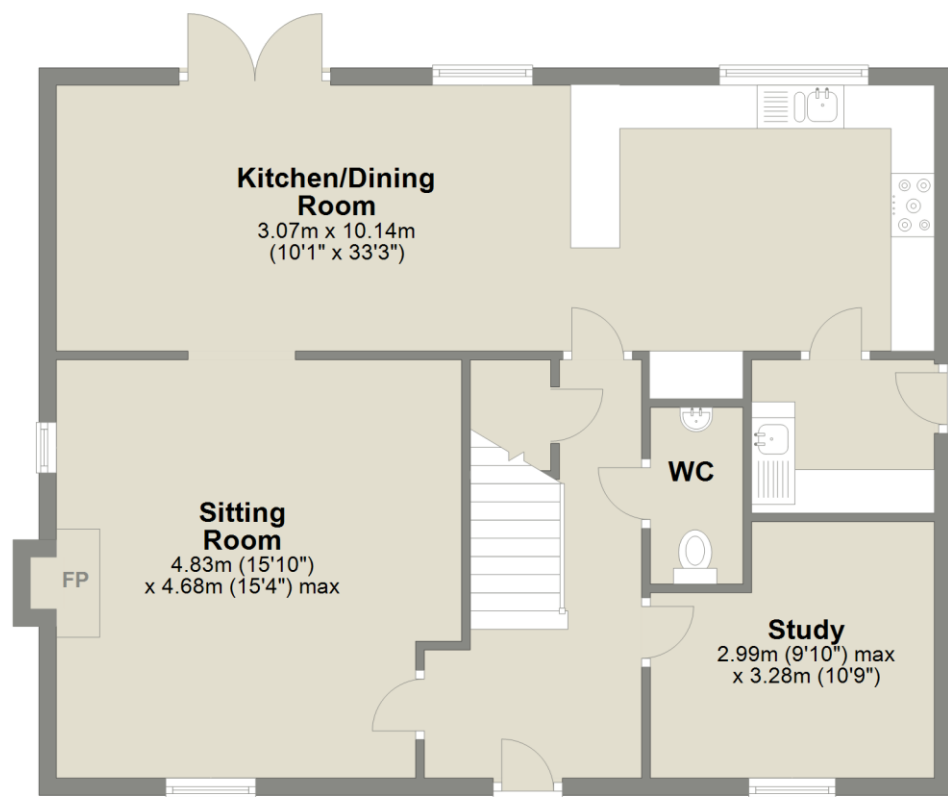
**Services** Mains water, drainage and electricity. Oil-fired central heating.

**Local Authority:** West Suffolk – Band F.



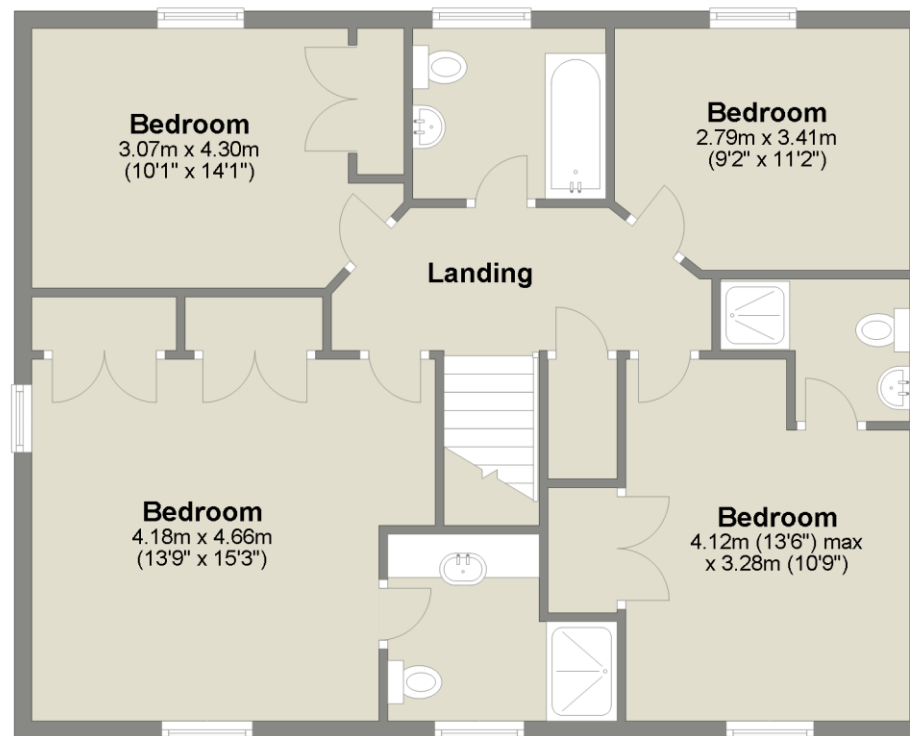
## Ground Floor

Approx. 81.1 sq. metres (873.1 sq. feet)



## First Floor

Approx. 80.3 sq. metres (864.0 sq. feet)



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	105
(92+) <b>A</b>	
(81-91) <b>B</b>	84
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

Total area: approx. 161.4 sq. metres (1737.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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