



Fountains Road, Bury St. Edmunds, Suffolk, IP33 2EY

MARK · EWIN
BURY ST EDMUNDS

Fountains Road, Bury St. Edmunds, Suffolk, IP33 2EY

This extended four-bedroom detached family home is located on the southern edge of Bury St. Edmunds.

The ground floor offers entrance hall, cloakroom, sitting room with feature fireplace, open plan kitchen and dining area with sliding doors leading to a spacious conservatory.

There is a ground floor bedroom with modern ensuite shower room. The rear hall is currently used by the vendors as a reading area and leads to the utility room. Upstairs there are three generously sized bedrooms and a four-piece fitted bathroom.

For added convenience, this property features a garage/workshop and a driveway, ensuring ample parking space.

Gated side access leads to the enclosed and private rear garden which is mainly laid to lawn, with thoughtfully planted flower beds and benefits from a patio area, two garden sheds and a greenhouse.

Additional Information:

Tenure: Freehold

EPC Rating: TBC

Council Tax band: D £1,951.11 (Source West Suffolk)

Services: Mains electricity, drainage, gas, and water. Heating: Gas fired central heating.

(Please note the selling agent has not tested any of the services)



Directions

Leaving town via Horringer Road, turn right into Glastonbury Road and left onto Fountains Road. The property can then be found on the right-hand side.

Location

The historic market town of Bury St Edmunds provides an extensive range of shopping facilities, including the Arc Shopping Centre. There are also excellent educational, recreational and cultural facilities and for those needing to commute there is convenient access to the A14, which provides links to Cambridge, Ipswich and London / Stansted Airport via the A11/M11. The railway station at Bury St Edmunds offers a link to mainline services to London Liverpool Street and Kings Cross.

MARK·EWIN
BURY ST EDMUNDS

Accommodation:

Entrance Hall

Sitting Room 15' 1" x 10' 10" (4.6m x 3.3m)

Kitchen 12' 2" x 10' 2" (3.7m x 3.1m)

Dining Room 7' 10" x 10' 10" (2.4m x 3.3m)

Conservatory 10' 2" x 23' 0" (3.1m x 7.0m)

Bedroom Four 11' 2" x 13' 5" (3.4m x 4.1m)

Ensuite 5' 7" x 7' 10" (1.7m x 2.4m)

W/C 5' 3" x 3' 3" (1.6m x 1m) extending to 1.7m 5'7

Playroom/Library 17' 1" x 5' 11" (5.2m x 1.8m)

Porch 4' 3" x 5' 11" (1.3m x 1.8m)

Utilty Room 8' 2" x 5' 11" (2.5m x 1.8m)

Landing

Bedroom One 10' 2" x 12' 2" (3.1m x 3.7m)

Bedroom Two 9' 10" x 12' 2" (3.0m x 3.7m)

Bedroom Three 10' 2" x 8' 2" (3.1m x 2.5m)

Bathroom 5' 3" x 10' 2" (1.6m x 3.1m)

Additional Information:

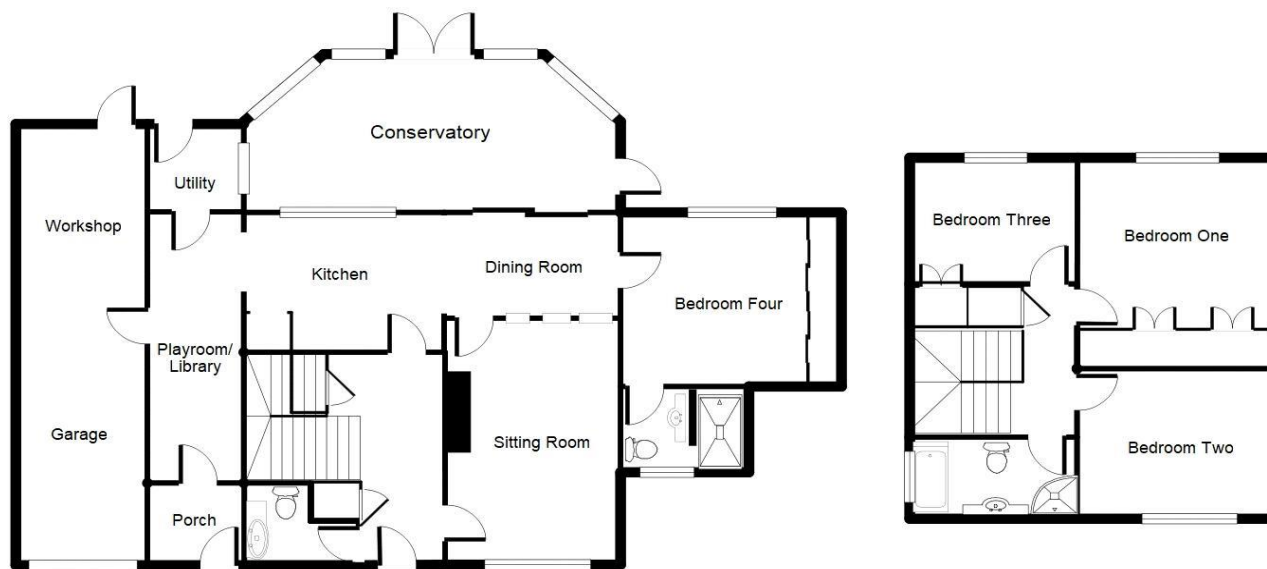
Council Tax Band: D

EPC Rating:

Tenure: Freehold

Guide Price £475,000
Freehold





For identification only - Not to scale
(c) Visual Floor Planner

MONEY LAUNDERING REGULATIONS 2003: Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PLEASE NOTE: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

www.markewin.co.uk

01284 217530 team@markewin.co.uk

77 St Johns Street, Bury St Edmunds

Suffolk, IP33 1SQ

