



St. Marys Crescent, Badwell Ash, Bury St. Edmunds, Suffolk, IP31 3DN

MARK · EWIN
BURY ST EDMUNDS

1 St. Marys Crescent, Badwell Ash,
Bury St. Edmunds, Suffolk, IP31 3DN

Situated in the idyllic village of Badwell Ash, this splendid three-bedroom detached house presents a harmonious blend of comfort and style.

The ground floor welcomes you with an inviting entrance hall leading to a cozy sitting room adorned with a woodburner. The well-appointed kitchen/breakfast room, utility area, and a convenient shower room complete the lower level.

Ascending the stairs, you'll discover three bedrooms and a tastefully designed bathroom on the upper floor.

The property also features a practical garage and ample parking. Outside, a charming garden adds to the overall allure, providing a serene and pleasant outdoor space to enjoy.



Directions

Head out of Bury St Edmunds heading North East along the A143, at Ixworth turn right on to the A1088, at Stowlangtoft bear left on to The Street passing through Hunston and heading into Badwell Ash. Once in Badwell Ash take the second entrance into St Marys Crescent on your left, then take your next right where the property will be found.

Location

Badwell Ash is situated around 12 miles from the historic market town of Bury St Edmunds which provides an excellent range of schooling, shopping, cultural and recreational facilities. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.

Accommodation:

Entrance Hall 14' 2" x 6' 10" (4.32m x 2.09m Max)

Sitting Room 14' 2" x 11' 5" (4.33m x 3.48m Max)

Kitchen/Breakfast Room 8' 4" x 12' 1" (2.54m x 3.69m)

Utility Room 10' 8" x 5' 10" (3.26m x 1.79m)

Shower Room 4' 0" x 7' 8" (1.21m x 2.33m)

Study 5' 10" x 12' 4" (1.79m x 3.76m)

Garage 20' 1" x 8' 6" (6.12m x 2.60m)

Landing 8' 7" x 7' 5" (2.61m x 2.26m Max)

Bedroom One 11' 5" x 9' 5" (3.48m x 2.88m)

Bedroom Two 8' 11" x 10' 11" (2.72m x 3.32m)

Bedroom Three 7' 8" x 8' 11" (2.34m x 2.71m Max)

Family Bathroom 5' 6" x 7' 5" (1.68m x 2.27m)

Additional Information:

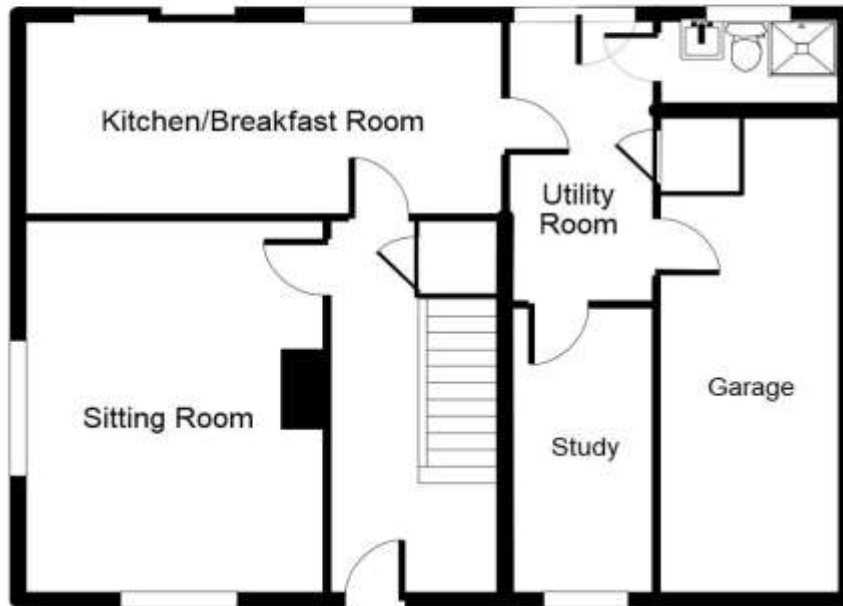
Council Tax Band: C

EPC Rating: TBC

Tenure: Freehold

**Offers over £300,000
Freehold**





Ground Floor



First Floor

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.

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