



Redwood Drive, Bury St. Edmunds, Suffolk, IP32 6TN

**MARK · EWIN**  
BURY ST EDMUNDS

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Ideally situated on Marham Park, overlooking the country park, is this immaculately presented four-bedroom detached family home benefiting from a light and bright open plan kitchen, dining and family room, delightful south facing garden, off road parking for two cars and a garage.

The accommodation comprises, on the ground floor, of a welcoming entrance hall, cloakroom, useful under stairs cupboard, sitting room and a study, ideal for working from home. The delightful, kitchen, dining, and family room stretches across the back of the property, the room offers plenty of space for a table and chairs, the velux windows add to the light in this room with plenty of space to entertain and enjoy the garden views.

The spacious kitchen offers a selection of gloss base and wall units, with pelmet lighting, there are built-in appliances including a double oven with built-in microwave and, on the breakfast bar area, there is an induction hob with extractor over. From the kitchen there is access to the utility room, again offering plenty of storage in the base and wall level units, with sink and space for a washing machine and tumble dryer.

On the first floor, there is a family bathroom, finished in a crisp white suite, the bathroom offers both a bath and shower. There are four bedrooms, three doubles and a single, with bedroom one benefiting from an en-suite.

Outside, a pathway leads to the attractive porch and front door beyond, with the remainder being planted. The driveway provides for additional off-road parking leading to the garage, the garage having power and light with up and over door and personal door to the rear garden. Gated access leads into the south facing rear garden which has a patio area abutting the rear of the property, with the remainder being laid to artificial lawn. The garden offers a pergola with composite decking area, an ideal seating area to enjoy the garden.

Agents note: A service charge is payable for the landscaping of communal area of £200 per annum.



## Directions

Leaving Bury St Edmunds heading north along Mildenhall Road, at the roundabout, take the second exit onto Marham Parkway, at the next roundabout take the first exit onto Sandlands Drive, take your first right onto Redwood Drive, take your second right onto Martin Reed Walk, continue to the right where the property will be found on your left-hand side.

## Location

Marham Park is located on the northern outskirts of the historic market town of Bury St Edmunds, 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.

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## Accommodation:

Entrance Hall

Cloakroom 3' 6" x 4' 6" (1.06m x 1.36m)

Study 6' 6" x 10' 7" (1.98m x 3.22m)

Sitting Room 16' 2" x 11' 1" (4.92m x 3.37m)

Kitchen Dining Family Room 9' 9" x 26' 2" (2.97m x 7.97m)

Utility Room 10' 10" x 5' 9" (3.30m x 1.75m)

First Floor

Bedroom One 10' 2" x 11' 2" (3.11m x 3.41m)

En-Suite 4' 11" x 9' 7" (1.51m x 2.91m)

Bedroom Two 8' 2" x 11' 9" (2.50m x 3.59m)

Bedroom Three 10' 10" x 8' 4" (3.29m x 2.55m)

Bedroom Four 8' 0" x 7' 1" (2.43m x 2.16m)

Bathroom 5' 6" x 7' 7" (1.67m x 2.31m)

Outside

Driveway & Garage

South Facing Rear Garden

Additional Information:

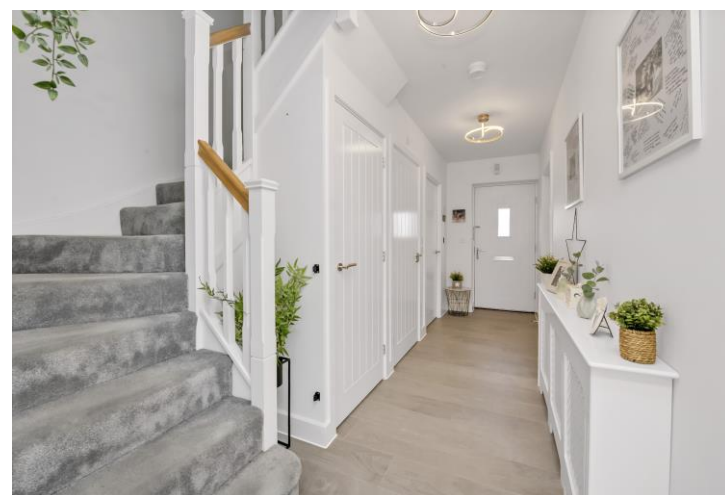
Council Tax Band: E £2,384.69 Per annum. (Source West Suffolk)

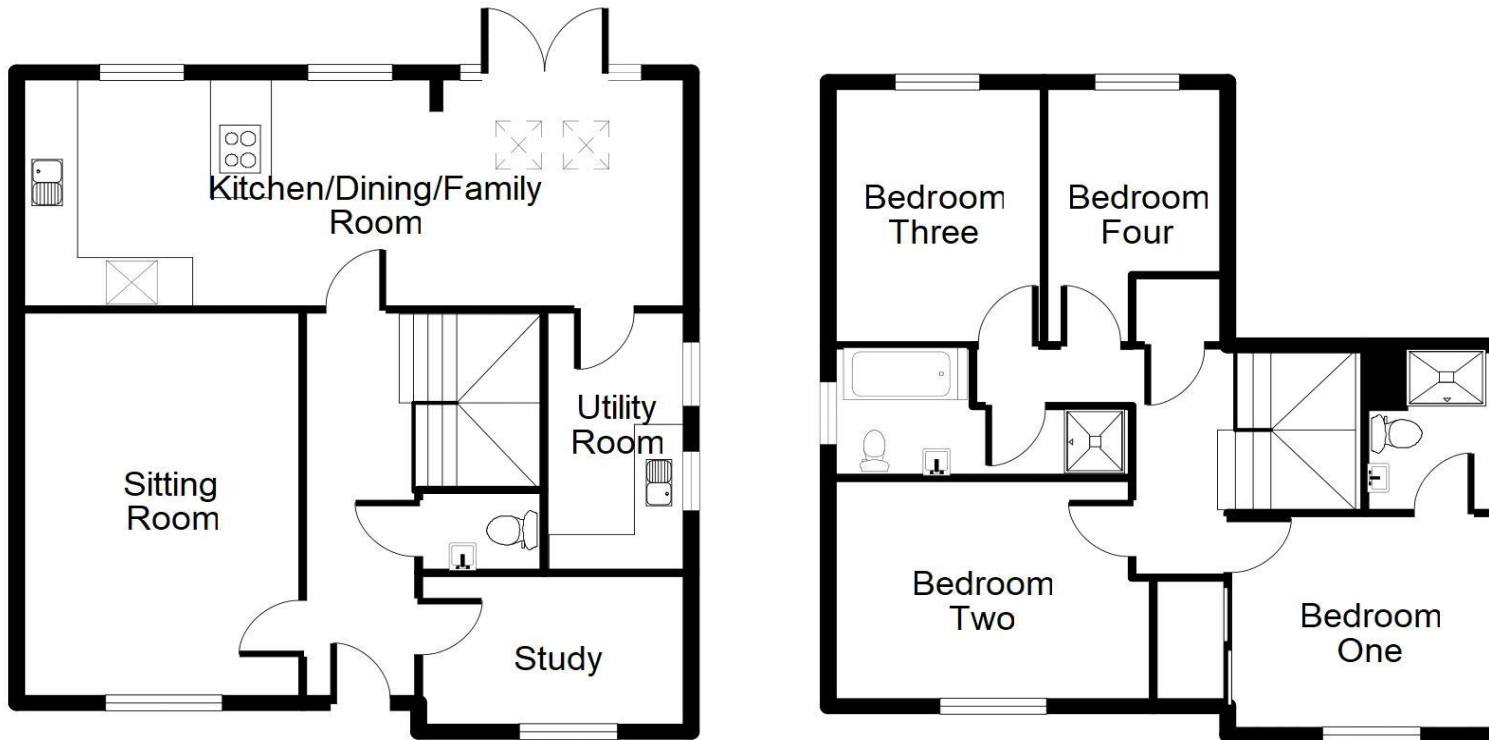
EPC Rating: B

Tenure: Freehold

Services: Mains gas, electric, drainage and water. Heating: Gas fired central heating. (Please note that these services have not been tested by the selling agent)

Offers Over £450,000  
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](http://www.markewin.co.uk)

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