



Windell Drive, Bury St. Edmunds, Suffolk, IP32 6TY

MARK · EWIN
BURY ST EDMUNDS

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Located on Marham Park is this well-presented and spacious four bedroom detached family home. The property offers light and bright accommodation with the convenience of a driveway and garage and a southerly facing rear garden.

Approaching the property you are greeted by the attractive covered porch detailing, this gives way to the welcoming entrance hall offering access to the reception room as well as the conveniently placed cloakroom, the cloakroom is finished with a white suite and decorated with attractive wall panelling.

The sitting room is of a good size with a box bay window, finished with shutter detailing, the room is complemented by the addition of wall panelling. The ground floor further benefits from a study, ideal for those wishing to work from home, once again offering shutters to the windows.

The kitchen, dining and family room spans the property and offers a delightful kitchen offering wall and base level units, integrated oven and hob with extractor over. The room offers plenty of light thanks to the Velux windows and there is plenty of space for a dining table and chair, the room lends itself to creating a family room also due to its size, making it a true hub of the home.

From this room there are French doors giving access to the rear garden. Moving to the first floor, the four bedroom can be found, the principal bedroom has been decorated with wall panelling and benefits from a built-in wardrobe and an en-suite shower, with bedroom two also benefitting from a built-in wardrobe.

The family bathroom completes the accommodation, offering both a shower and a bath.

Outside, the property benefits from a driveway and a detached garage. The front garden is mainly laid to lawn with pathway to the entrance door planted by planted beds. The southerly facing rear garden is enclosed by fencing and is mainly laid to lawn.

Additional Information:

Tenure: Freehold

EPC Rating: B

Council Tax band: E £2,436.39 (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) Maintenance Charge: £1,000 per annum



Directions

If coming from Bury St Edmunds along Mildenhall Road, turn left onto Marham Parkway, at the next roundabout turn left onto Sandlands Drive, take your second right onto Crosses Link, turn left onto Weston Drive and left into Windell Drive, the property will be found on your right at the end of the road.

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.

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Accommodation:

Entrance Hall

Cloakroom 5' 8" x 5' 9" (1.73m x 1.74m)

Sitting Room 16' 2" x 11' 0" (4.94m x 3.36m)

Study 10' 4" x 6' 9" (3.15m x 2.05m)

Kitchen / Dining / Family Room 9' 8" x 26' 11" (2.94m x 8.21m)

Utility Room 5' 7" x 5' 9" (1.69m x 1.74m)

First Floor Landing

Bedroom One 10' 3" x 11' 3" (3.13m x 3.43m)

En-Suite 7' 0" x 5' 9" (2.13m x 1.76m)

Bedroom Two 8' 6" x 11' 2" (2.58m x 3.40m)

Bedroom Three 10' 8" x 8' 10" (3.26m x 2.69m)

Bedroom Four 10' 9" x 6' 8" (3.27m x 2.02m)

Bathroom 7' 6" x 11' 10" (2.29m x 3.61m) maximum

Outside

Driveway & Garage

Front & Rear Gardens

Additional Information:

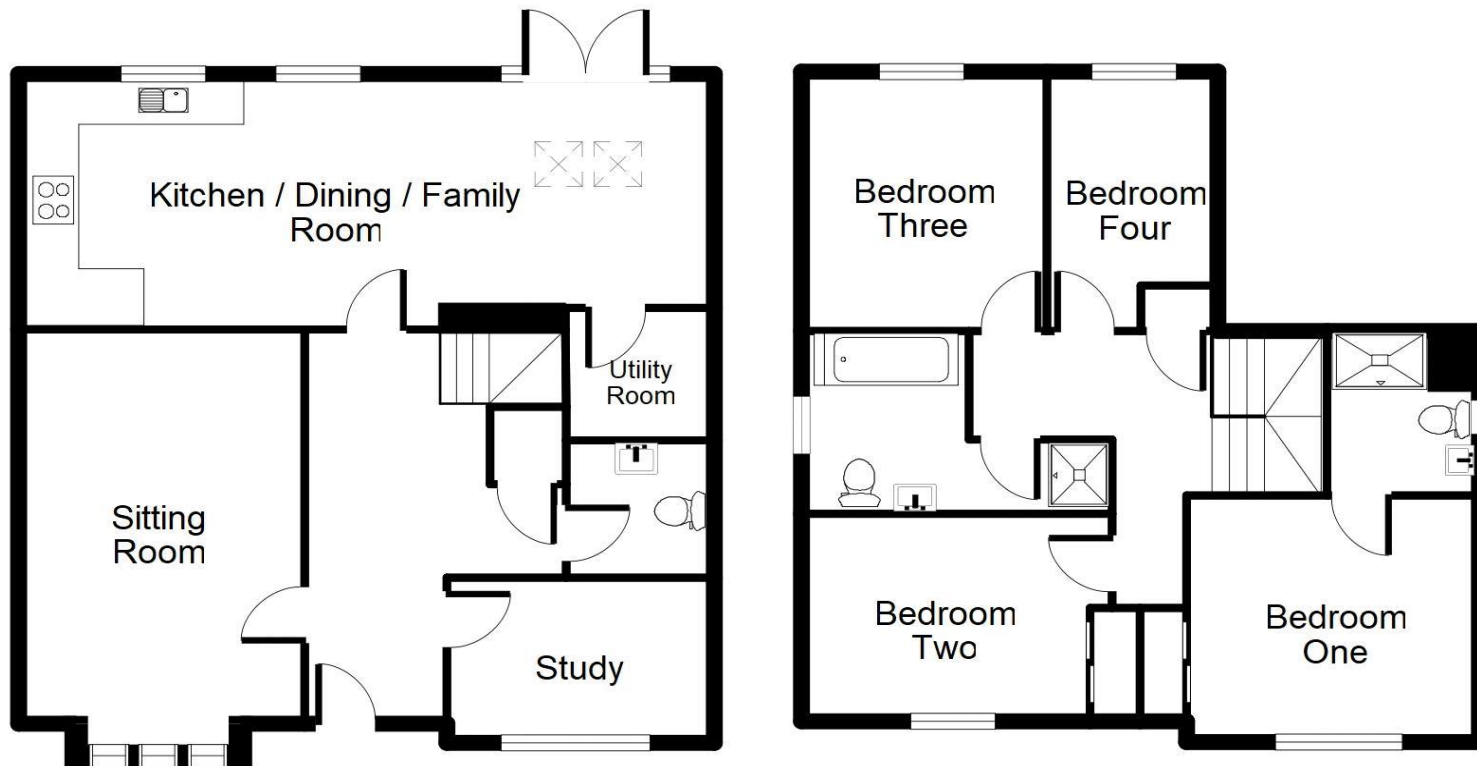
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**Offers Over £450,000
Freehold**





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.

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