



Esky Road, Bury St. Edmunds, Suffolk, IP32 7FH

MARK · EWIN
BURY ST EDMUNDS

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IP32 7FH

Nestled within the esteemed Lark Grange development, this detached residence boasts four bedrooms. Welcoming you with an elegant entrance hall, the accommodation comprises a spacious sitting room, a well-appointed kitchen/dining room, a convenient utility/cloakroom, and a dedicated office space.

Ascending to the first floor, you'll find four generously sized bedrooms, complemented by a family bathroom and an en-suite for added convenience.

Outside, a tandem garage and driveway provide ample parking, while the low maintenance landscaped garden offers a serene retreat.

Additional information:

Tenure: Freehold

Council Tax Band: E

EPC Rating: B

Services: Mains electric, drainage, and water. Heating via gas central heating.

Please note none of the services have been tested by the selling agent.



Directions

Traveling along Mount Road to Lark Grange, turn left into Shackeroo Road and right into Esky Road, the property will be found on your right overlooking the Albert Hurrell park.

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 13' 6" x 6' 4" (4.11m x 1.93m)

Sitting Room 15' 6" x 12' 10" (4.72m x 3.90m)

Kitchen/Diner 10' 9" x 26' 7" (3.28m x 8.10m)

Utility/Cloakroom 5' 4" x 6' 11" (1.62m x 2.10m)

Office 8' 7" x 6' 11" (2.62m x 2.10m)

Bedroom One 12' 7" x 12' 9" (3.84m x 3.89m)

En-suite 5' 5" x 6' 6" (1.64m x 1.98m)

Bedroom Two 14' 0" x 10' 2" (4.26m x 3.09m)

Bedroom Three 12' 8" x 9' 1" (3.85m x 2.76m)

Bedroom Four 11' 3" x 10' 1" (3.42m x 3.08m)

Family Bathroom 5' 7" x 6' 9" (1.70m x 2.07m)

Additional Information:

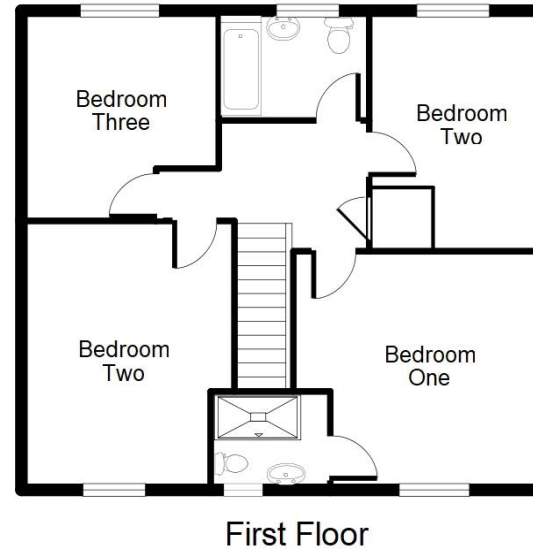
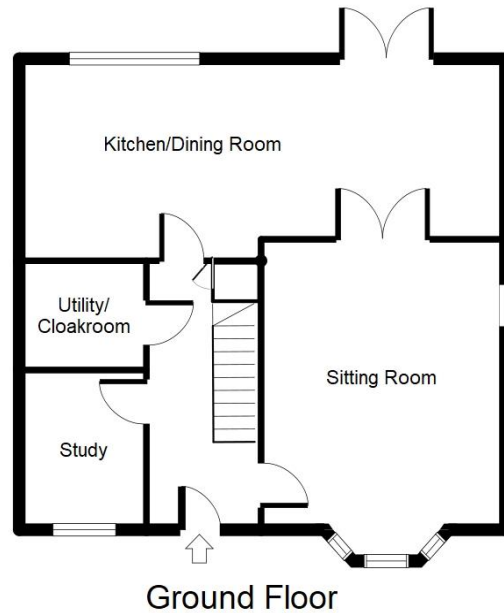
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Guide Price £450,000
Freehold





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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