



Raedwald Drive, Bury St. Edmunds, Suffolk, IP32 7DH

**MARK · EWIN**  
BURY ST EDMUNDS

Raedwald Drive, Bury St. Edmunds,  
Suffolk, IP32 7DH

Extended three bedroom semi detached  
property located in the popular Moreton  
Hall area of Bury St Edmunds.

The ground floor offers entrance hall,  
kitchen and extended sitting room/dining  
room with doors leading out to the rear  
garden.

On the first floor the property boasts three  
bedrooms and a modern family bathroom.

Outside, the rear garden is mainly laid to  
lawn and enclosed by fencing. There is also  
the added benefit of a garden shed. There is  
a single garage and driveway at the rear of  
the property and additional parking to the  
front.

#### Additional Information:

Tenure: Freehold

EPC Rating: C

Council Tax Band: C

Services: Mains Gas, Electric, Water and  
Drainage. Heating offered via gas central  
heating. (Please note that none of these  
services have been tested by the selling  
agent.)



#### Directions

From the Moreton Hall interchange proceed along Bedingfield Way turning left onto Symonds Road, follow Symonds Road along taking your first right into Raedwald Drive, follow the road for a short while and the property will be located on your right-hand side just after the turning onto Eldred Close.

#### Location

The historic market town of Bury St Edmunds 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. Moreton Hall offers a good range of local amenities including doctors, tesco express, hairdressers, community centre and schooling.

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**Accommodation:**

Entrance hall 15' 9" x 5' 10" (4.79m x 1.78m)

Kitchen 13' 9" x 9' 1" (4.20m x 2.76m)

Sitting Room 10' 10" x 16' 1" (3.30m x 4.91m)

Dining Room 13' 0" x 11' 8" (3.96m x 3.56m)

Landing

Bedroom One 12' 4" x 8' 11" (3.75m x 2.72m)

Bedroom Two 12' 7" x 8' 11" (3.83m x 2.72m)

Bedroom Three 7' 7" x 7' 5" (2.31m x 2.27m)

Bathroom 6' 2" x 6' 8" (1.87m x 2.03m)

Single Garage/Driveway

**Additional Information:**

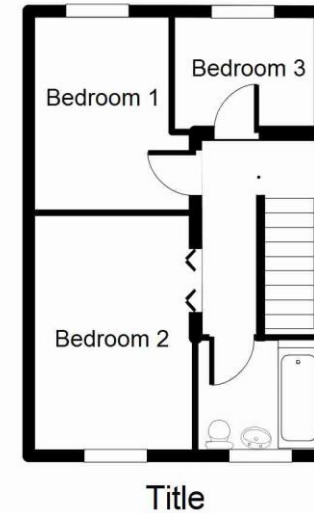
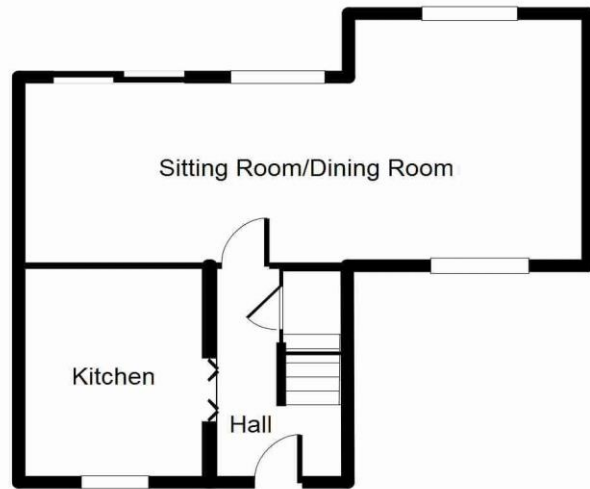
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Offers Over £300,000  
Freehold





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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