



Dorchester Road, Bury St. Edmunds, Suffolk, IP33 2HL

**MARK · EWIN**  
BURY ST EDMUNDS

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Suffolk, IP33 2HL

Located to the favoured west side of Bury St Edmunds is this four bedroom detached family home offering well-presented and spacious accommodation.

The property comprises, on the ground floor, of an entrance hall, cloakroom, sitting room, open plan kitchen / dining room, and a sun room. On the first floor, four bedrooms and the bathroom.

Outside, the front garden is mainly laid to lawn being enclosed by fencing. The rear garden offers an area of decking and grassed area with both side access and rear access. The rear access leads to the garage and parking area.

Additional Information:

Tenure: Freehold

Council Tax Band: C

EPC Rating: TBC

Services: Gas, Mains Water, Electric, Fibre to house  
Agents Note: None of the services have been tested by the selling agent



#### Directions

Proceed out of Bury on the Horringer Road towards Haverhill and take the second right hand turning onto Glastonbury Road. Proceed past the shops before turning immediately right onto Abbotsbury Road and Dorchester Road will be found on the left. The property can be found marked by our For Sale board.

#### 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 / Stanstead Airport via the A11/M11.

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**Accommodation:**

Entrance Hall

Cloakroom 4' 5" x 5' 0" (1.34m x 1.52m)

Sitting Room 17' 4" x 10' 5" (5.29m x 3.17m)

Kitchen / Dining Room 22' 9" max x 11' 11" max (6.93m x 3.62m)

Sun Room 5' 10" x 11' 9" (1.78m x 3.57m)

First Floor Landing

Bedroom One 12' 2" x 12' 1" (3.70m x 3.68m)

Bedroom Two 11' 11" x 10' 7" (3.64m x 3.23m)

Bedroom Three 8' 10" max x 10' 6" max (2.69m x 3.21m)

Bedroom Four 6' 2" x 10' 6" (1.89m x 3.20m)

Family Bathroom 7' 6" x 7' 0" (2.29m x 2.14m)

Outside

Front & Rear Gardens

Garage & Parking

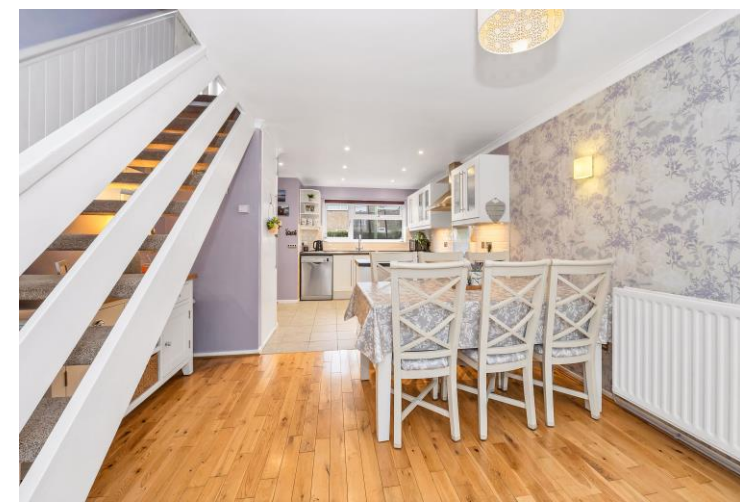
**Additional Information:**

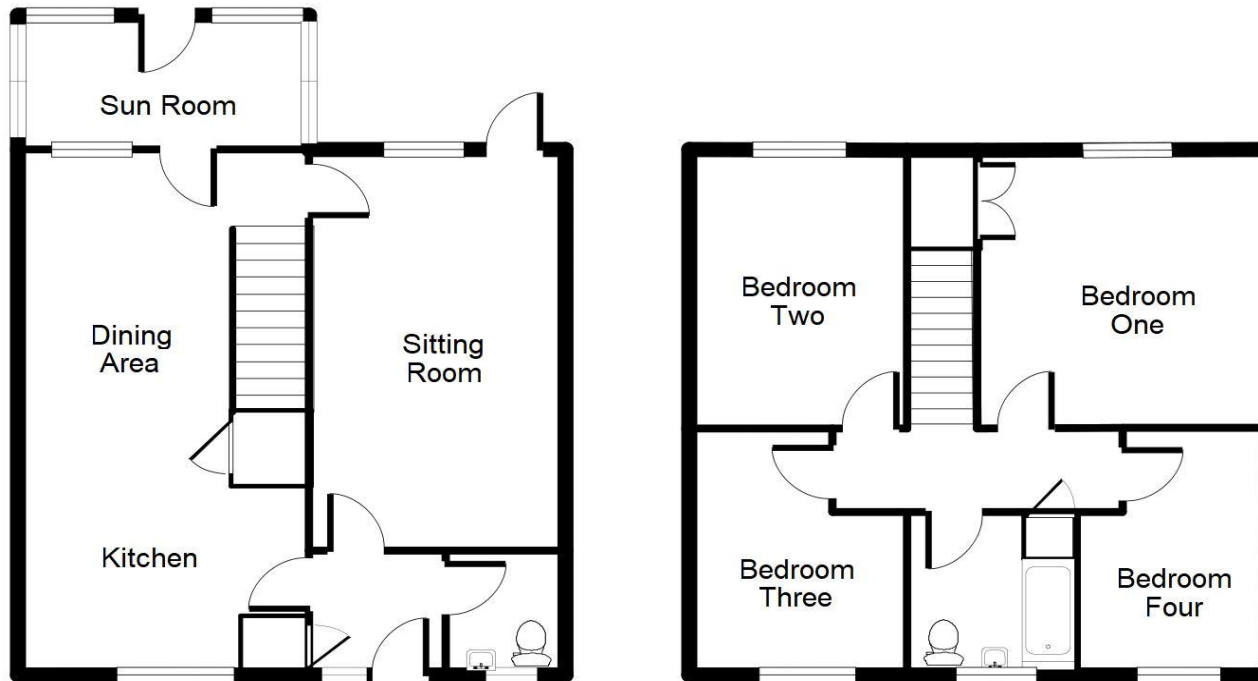
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Transfer Freehold

**Offers Over £325,000  
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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