



Temple Close, Icklingham, Bury St. Edmunds, Suffolk, IP28 6QD

**MARK · EWIN**  
BURY ST EDMUNDS



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Located in a quiet cul de sac in the popular village of Icklingham is this four bedroom detached bungalow.

The property boasts a welcoming sitting room, modern and spacious kitchen/diner, convenient utility room, four bedrooms, the principal bedroom benefiting from an en suite and a family bathroom completes the accommodation.

Outside, the rear garden is mainly laid to lawn with a patio area and borders for a variety of flowers and shrubs. To the front, there is a driveway for ample parking and a single garage with connected power.

#### Additional Information:

Tenure: Freehold

EPC Rating: E

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

Services: Mains electric, water and drainage. Heating offered via Oil fired central heating. (Please note that none of these services have been tested by the selling agent.)



#### Directions

Leaving Bury St Edmunds north west along the A1101 heading through the villages of Fornham All Saints, Hengrave, Flempton, Lackford and then in to Icklingham. Continue along the street and then bear left onto West Street. Take the next left onto Temple close where the property can be found.

#### Location

Icklingham village is located on the edges of Cavenham Nature Reserve and the Elveden Estate, and lies approximately 7 miles from Bury St Edmunds. 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.

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**Accommodation:**

Entrance Hall

Sitting Room 15' 1" x 14' 8" (4.61m x 4.47m)

Kitchen/Dining Room 17' 11" x 15' 8" (5.47m x 4.77m)

Utility Room 7' 10" x 6' 5" (2.39m x 1.96m)

Bedroom One 13' 8" x 11' 9" (4.17m x 3.58m)

En-Suite 6' 11" x 3' 9" (2.10m x 1.15m)

Bedroom Two 11' 10" x 10' 5" (3.61m x 3.17m)

Bedroom Three 11' 9" x 10' 6" (3.59m x 3.19m)

Bedroom Four 14' 7" x 7' 4" (4.45m x 2.23m)

Bathroom 6' 11" x 6' 5" (2.12m x 1.96m)

Garage 17' 9" x 10' 10" (5.42m x 3.29m)



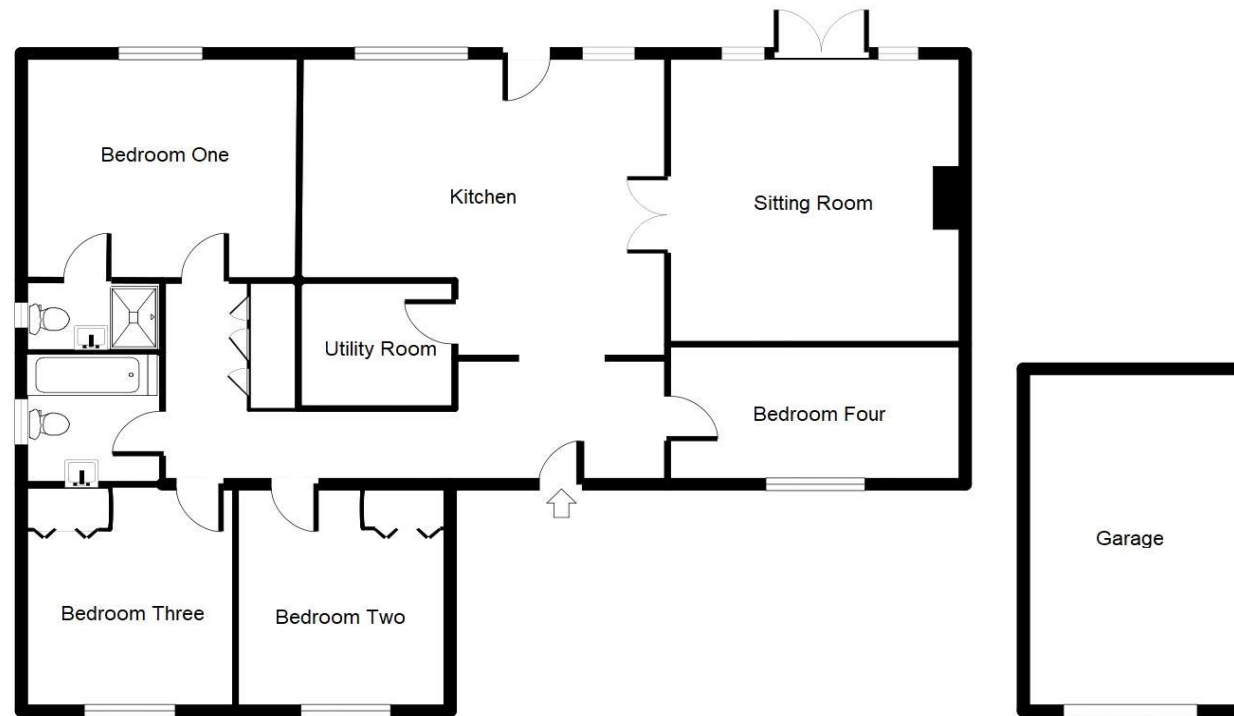
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Offers In Excess of £400,000  
Freehold



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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