



Church Close, Rede, Bury St. Edmunds, Suffolk, IP29 4BG

MARK · EWIN
BURY ST EDMUNDS

Offering extended, spacious and flexible accommodation is this three/four bedroom semi-detached house located in the village of Rede.

The property enjoys an outlook over a small green to the front and offers accommodation of an entrance hall, sitting room with fireplace focal point with the wood burner nestled within, double doors open to the dining room with French doors giving access to the rear garden. The property offers a further reception room, ideal as a snug or study, and there is also a ground floor bedroom which could likewise be used as an office space if required. Adjacent to the ground floor bedroom/office is the ground floor shower room. The property offers a large kitchen breakfast room offering a range of wall and base level units and plenty of space for a table and chairs.

On the first floor, the three bedrooms can be found, bedrooms two and three being doubles and the family bathroom completed the accommodation, the bathroom offering a shower over the bath.

Outside, steps lead up to the entrance with the remainder of the front garden being laid to lawn and enclosed by hedging. The rear garden offers views of Rede Church and offers a decking area from the dining room along with a paved patio area, the remainder of the garden is laid to lawn and offers a garden shed. Parking is offered via on street parking.

Services: Mains electricity, drainage and water.
Heating via electric radiators.
EPC Band D, Council Tax Band C.
Broadband: Standard & Superfast available via the Openreach Network (Source Ofcom) Mobile Phone Coverage: EE, Three, O2, Vodafone (Source Ofcom)



Directions

Leave Bury St Edmunds via the A143 travelling continuing through the village of Horringer and onwards to Chedburgh. Turn left on Kiln Lane and head into the village of Rede. Continue past the first turning for Church Close, the property will be found on your right just past Rede's Church.

Location

Rede is a small village situated approximately 7 miles from the historic market town of Bury St Edmunds which 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.

Accommodation:

Entrance Hall 3' 1" x 7' 6" (0.93m x 2.29m)

Sitting Room 18' 1" x 10' 10" (5.50m x 3.29m)

Dining Room 8' 11" x 9' 7" (2.71m x 2.92m)

Kitchen Breakfast Room 16' 8" x 14' 5" (5.07m x 4.39m)

Snug 11' 3" x 10' 8" (3.42m x 3.24m)

Inner Hall

Bedroom Four / Study 9' 3" x 12' 7" (2.82m x 3.84m) maximum

Shower Room 5' 11" x 7' 7" (1.81m x 2.32m) maximum

First Floor Landing

Bedroom One 11' 10" x 12' 9" (3.60m x 3.89m)

Bedroom Two 9' 7" x 12' 7" (2.92m x 3.83m)

Bedroom Three 8' 3" x 7' 9" (2.51m x 2.36m)

Family Bathroom 5' 8" x 9' 10" (1.73m x 3.00m) maximum

Outside

Front & Rear Gardens

Additional Information:

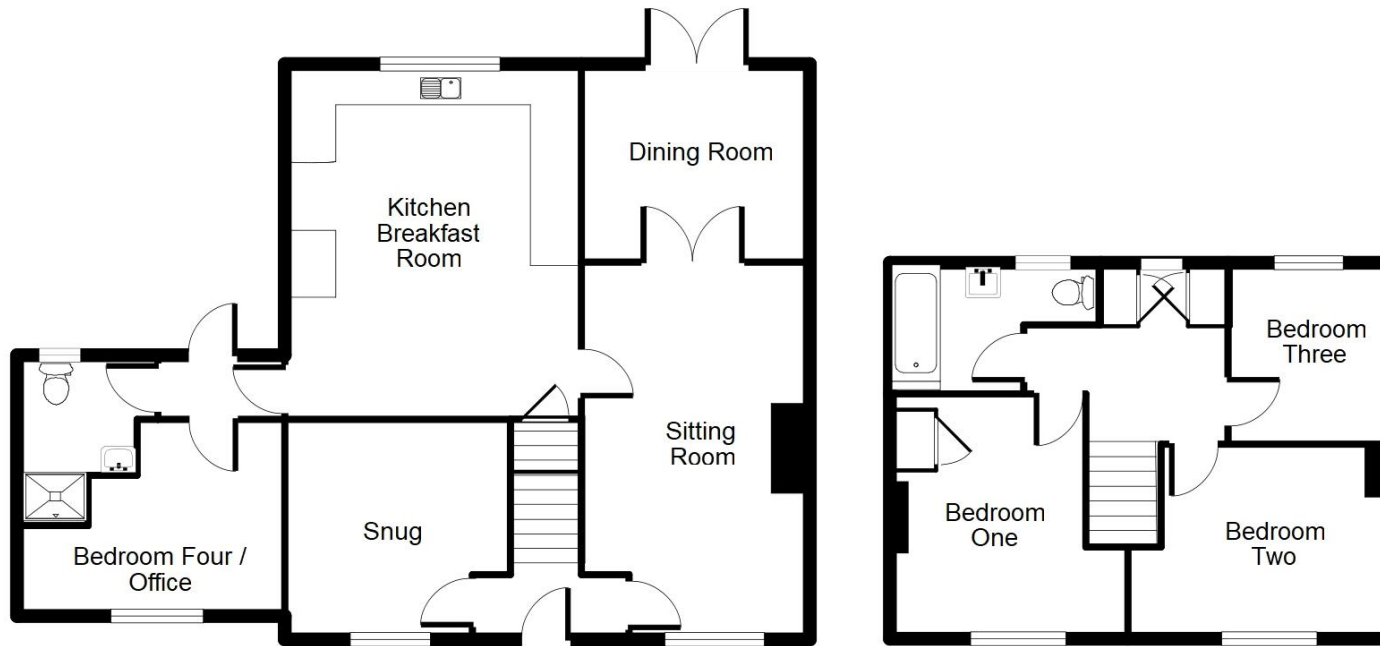
Council Tax Band: C

EPC Rating: D

Tenure: 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.

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