



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

**MARK · EWIN**  
BURY ST EDMUNDS

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

A spacious four-bedroom detached family home, situated in a delightful cul-de-sac within the desirable Moreton Hall locale. This property combines the convenience of Moreton Hall living with the added charm of a secluded position, bordered by a delightful tree-lined backdrop. In addition to its generous living space, the property boasts the advantage of a private driveway and a double garage.

The property features an inviting entrance hall, a convenient cloakroom, and a spacious sitting room with a fireplace as its focal point. Patio doors from the sitting room open up to the conservatory, which provides views of the delightful garden. The ground floor is complemented by the well-appointed kitchen breakfast room with the added advantage of a separate dining room. Moving to the first floor, you'll discover four generously-sized bedrooms. The main bedroom is equipped with fitted wardrobes and an en-suite, while the family bathroom adds the finishing touch to the available accommodation.

Outside, the driveway offers extra off-road parking, leading to the double garage. The rear garden features a predominantly lawned area with a paved patio, providing a delightful view of the adjacent woodland.



#### Directions

From the Sainsburys roundabout turn left onto Symonds Road, Raedwald Drive will be your third right, continue along the road taking your fifth left, the property will be found tucked at the end of the cul-de-sac.

#### 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

Cloakroom 3' 10" x 7' 11" (1.17m x 2.42m)

Sitting Room 23' 0" x 12' 3" (7.00m x 3.74m)

Conservatory 9' 3" x 8' 8" (2.81m x 2.63m)

Kitchen 8' 11" x 20' 10" (2.73m x 6.36m)

Dining Room 11' 9" x 11' 6" (3.57m x 3.50m)

First Floor Landing

Bedroom One 11' 6" x 10' 10" (3.51m x 3.31m)

En-Suite 9' 1" x 5' 7" (2.77m x 1.69m)

Bedroom Two 11' 5" x 12' 0" (3.47m x 3.66m)

Bedroom Three 9' 3" x 12' 2" (2.81m x 3.70m)

Bedroom Four 9' 3" x 8' 11" (2.83m x 2.71m)

Bathroom 5' 6" x 9' 4" (1.67m x 2.84m)

Outside

Driveway & Double Garage

Rear Garden

**Additional Information:**

Tenure: Freehold

Council Tax Band: D £1,993.41 (Source West Suffolk)

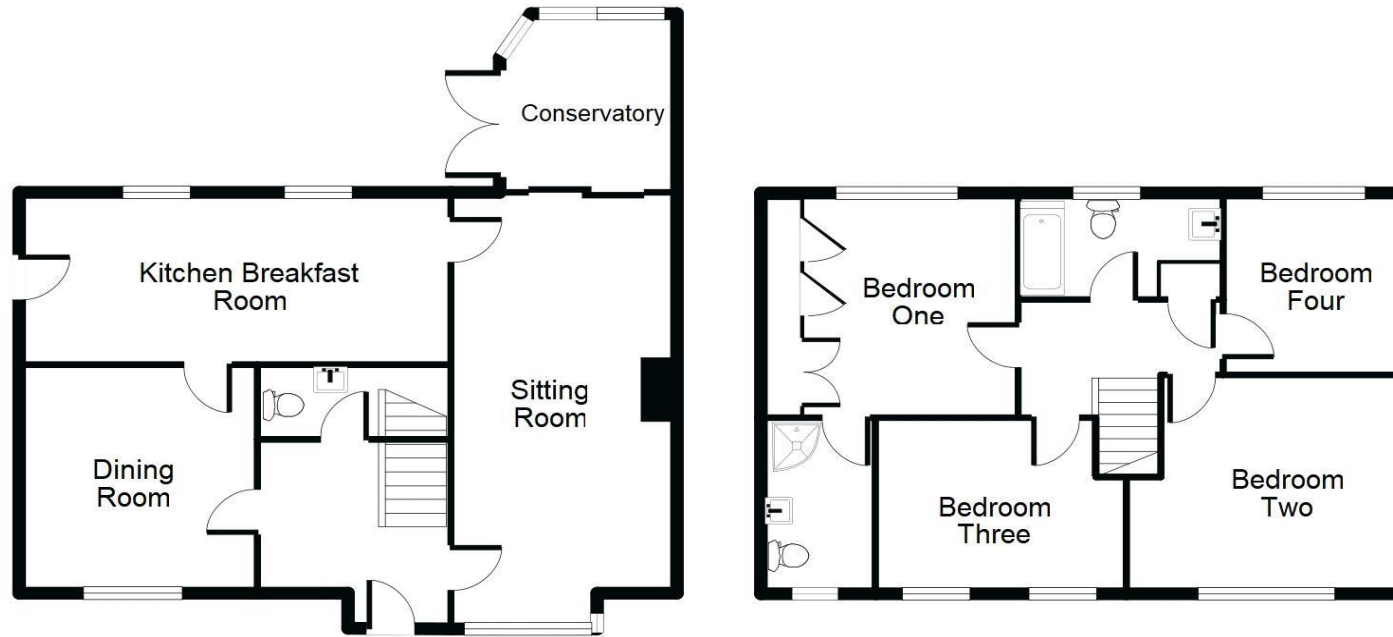
EPC Rating: TBC

Services: Mains electricity, drainage, gas and water.

Heating: Gas fired central heating. Please note none of the services have been tested by the selling agent.

Guide Price £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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