



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

MARK · EWIN
BURY ST EDMUNDS

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A spacious four-bedroom detached family home, situated in the desirable Moreton Hall area of Bury St Edmunds. In addition to its generous living space, the property boasts the advantage of a private driveway and a double garage. The property features an entrance hall, a shower room/cloakroom, kitchen with utility area and large sitting room opening into the dining area with views over the garden and french doors onto the patio. On the first floor, there are four bedrooms and a family bathroom completes the accommodation. The property benefits from gas fired central heating and double glazing. Outside, the driveway offers off-road parking, leading to the double garage. The rear garden features a predominantly lawned area with a landscaped patio.

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.)

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Directions

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

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.

Accommodation:

Entrance Hall 9' 9" x 7' 4" (2.96m x 2.24m)

Sitting Room 22' 1" x 11' 4" (6.72m x 3.45m)

Dining Room 13' 6" x 9' 0" (4.11m x 2.75m)

Shower Room 9' 10" x 2' 10" (2.99m x 0.87m)

Kitchen 9' 8" x 9' 4" (2.94m x 2.84m)

Utility 12' 9" x 4' 0" (3.89m x 1.23m)

Landing

Bedroom One 12' 6" x 11' 1" (3.80m x 3.37m)

Bedroom Two 11' 1" x 10' 5" (3.37m x 3.18m)

Bedroom Three 10' 3" x 7' 2" (3.12m x 2.18m)

Bedroom Four 9' 7" x 7' 6" (2.91m x 2.28m)

Bathroom 6' 7" x 5' 6" (2.00m x 1.67m)

Additional Information:

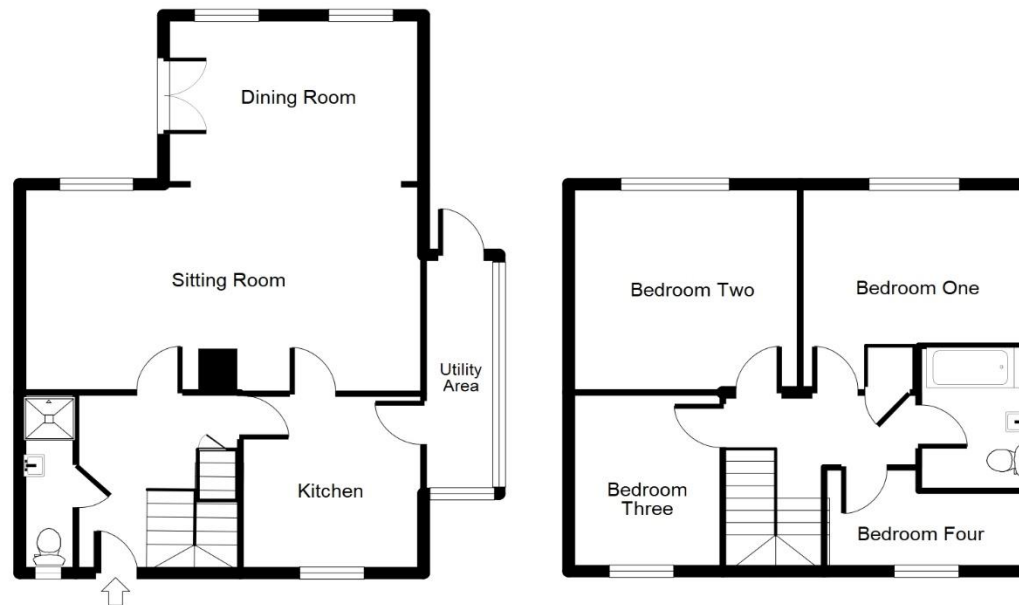
Council Tax Band: D

EPC Rating: C

Tenure: Freehold

Guide Price £385,000
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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