



Shearing Street, Bury St. Edmunds, Suffolk, IP32 6FE

MARK · EWIN
BURY ST EDMUNDS

Shearing Street, Bury St. Edmunds,
Suffolk, IP32 6FE

A well-presented detached family home
located on Marham Park.

On the ground floor the property boasts an
entrance hall, cloakroom, sitting room, open
plan kitchen/dining room and utility room.

On the first floor there are four double
bedrooms, with the principal bedroom
benefiting from an en-suite shower room
and the family bathroom completes the
accommodation.

Outside, parking is offered via a driveway
and single garage. The rear garden offers a
patio area with the remainder being laid to
lawn.

Additional Information:

Tenure: Freehold

EPC Rating: B

Council Tax Band: E

Services: Mains Gas, Electric, Water and
Drainage. (Heating offered via gas central
heating.

(Please note that none of these services
have been tested by the selling agent.)



Directions

Travelling along Marham Parkway turn left at the roundabout on to Crosses Link and second left into Shearing Street. Follow the road and turn left at T-junction and the property can be found at the end on the left 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.

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Accommodation:

Entrance Hall 12' 5" x 6' 8" (3.79m x 2.02m)

Sitting Room 23' 0" x 11' 2" (7.02m x 3.40m)

Kitchen/Dining Room 22' 11" x 11' 5" (6.98m x 3.47m)

Utility Room 6' 7" x 5' 3" (2.00m x 1.60m)

Cloakroom 6' 8" x 4' 8" (2.02m x 1.42m)

Landing 10' 8" x 3' 6" (3.25m x 1.07m)

Bedroom One 14' 8" x 11' 2" (4.48m x 3.41m)

Ensuite 8' 2" x 6' 2" (2.49m x 1.89m)

Bedroom Two 11' 3" x 11' 3" (3.43m x 3.42m)

Bedroom Three 11' 10" x 11' 2" (3.60m x 3.41m)

Bedroom Four 11' 5" x 8' 11" (3.49m x 2.73m)

Bathroom 9' 6" x 6' 6" (2.89m x 1.99m)

Garage 23' 3" x 10' 0" (7.09m x 3.06m)

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Offers Over £425,000
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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