



Cornwallis Close, West Stow, Bury St. Edmunds, Suffolk, IP28 6EU

**MARK · EWIN**  
BURY ST EDMUNDS



## Cornwallis Close, West Stow, Bury St. Edmunds, Suffolk, IP28 6EU

A prestigious, detached family residence is nestled in an idyllic setting boasting captivating views of lush grounds and a serene lake to the rear, ideally situated in the highly desirable village of West Stow.

This splendid four-bedroom home would benefit from some updating and offers versatile living spaces, comprising a spacious kitchen/breakfast room, utility room, cloakroom, dining area, and sitting room. Upstairs, you'll find four generously proportioned bedrooms alongside a well-appointed family bathroom.

Outside, a driveway affords ample parking and leads to a single garage. The rear of the property unveils a mature and meticulously landscaped garden adorned with an array of trees, flowers, and shrubbery, spanning over 0.40 acres, offering a serene retreat for outdoor enjoyment.

### Additional Information:

Tenure: Freehold

EPC Rating: TBC

Council Tax Band: E

Services: Mains Electric, Water and Drainage.

Heating offered via Oil Fired Central Heating.

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



### Directions

Leave Bury St Edmunds via the B1106 heading towards Culford, before entering the village of Culford take the turning on the left heading towards West Stow along Ingham Road. Turn right into Cornwallis Close where the property can be found.

### Location

West Stow is a delightful and sought after village, best known for its forest walks and Anglo Saxon village. The village has a church and village hall and is also conveniently situated only 5 miles to the North West of the historic market town of Bury St Edmunds.



**Accommodation:**

Sitting Room 20' 10" x 12' 0" (6.35m x 3.65m)

Dining Room 10' 0" x 13' 6" (3.05m x 4.12m)

Kitchen 10' 5" x 13' 6" (3.18m x 4.12m)

Utility Room 6' 10" x 8' 10" (2.08m x 2.69m)

Bedroom One 10' 5" x 13' 7" (3.17m x 4.13m)

Bedroom Two 10' 0" x 13' 5" (3.06m x 4.08m)

Bedroom Three 11' 3" x 12' 2" (3.42m x 3.70m)

Bedroom Four 9' 4" x 10' 6" (2.84m x 3.20m)

Bathroom 5' 6" x 13' 7" (1.67m x 4.13m)

Garage 16' 1" x 8' 10" (4.91m x 2.69m)

**Additional Information:**

Council Tax Band: E

EPC Rating:

Tenure: Freehold

**Offers Over £475,000  
Freehold**





Total area: approx. 145.6 sq. metres (1567.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanIt.

**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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