



Laywood Close, Bury St. Edmunds, Suffolk, IP32 7JD

**MARK · EWIN**  
BURY ST EDMUNDS

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Suffolk, IP32 7JD

Located on the popular Barton's development and approximately 0.8 miles away from the abbey gardens and town centre is this spacious and well presented four-bedroom detached family home.

This impressive property offers well maintained accommodation comprising of on an entrance hall, cloakroom, well-appointed kitchen/breakfast room, study/playroom with doors leading into the garden and a welcoming sitting room.

On the first floor, there is a large gallery hallway leading to the bedrooms. The large principal double bedroom benefits from built in wardrobes and an en-suite. The second and third bedrooms are also doubles and boast built in wardrobes. The fourth bedroom and recently modernized family bathroom complete the accommodation.

Outside, the property offers an insulated single garage with light and power, a large driveway and a delightful front garden laid to lawn. The rear garden is mainly laid to lawn with two paved patio areas for socializing and is enclosed by hedging providing plenty of privacy.

**Additional Information:**

Tenure: Freehold

EPC Rating: C

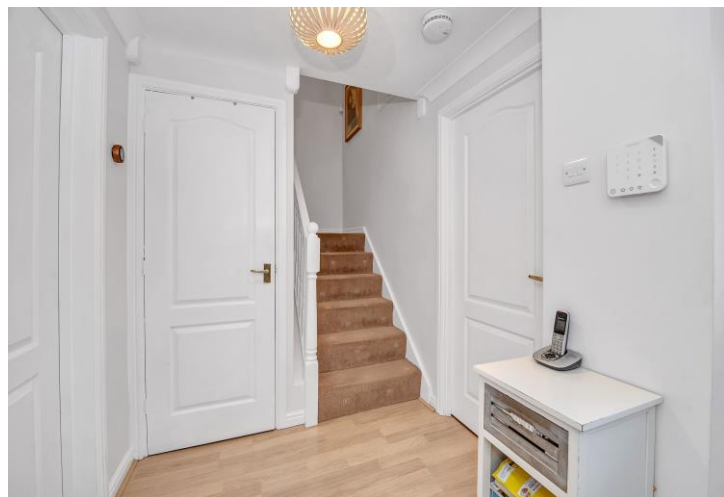
Council Tax Band: E - £2,550.03 (Source West Suffolk)

Broadband: Standard, Superfast & Ultra Fast are available in this area. (Source Ofcom)

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**

Proceed out of town along Eastgate Street and turn right into Barton Road. Take the first right into Kingsworth Road and then turn right into Laywood Close. Bear right and the property can be found on the 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 8' 3" x 6' 1" (2.51m x 1.86m)

Sitting Room 15' 5" x 14' 0" (4.69m x 4.27m)

Kitchen/Breakfast Room 14' 9" x 11' 3" (4.49m x 3.44m)

Dining Room 12' 1" x 8' 10" (3.68m x 2.70m)

Cloakroom 5' 4" x 3' 9" (1.63m x 1.15m)

Landing 12' 4" x 6' 5" (3.75m x 1.95m)

Bedroom One 16' 7" x 12' 7" (5.05m x 3.84m)

Ensuite 7' 5" x 5' 3" (2.27m x 1.60m)

Bedroom Two 14' 1" x 8' 9" (4.28m x 2.66m)

Bedroom Three 11' 6" x 8' 10" (3.50m x 2.69m)

Bedroom Four 11' 1" x 6' 4" (3.38m x 1.94m)

Bathroom 8' 2" x 6' 6" (2.49m x 1.99m)

Garage 17' 6" x 8' 0" (5.33m x 2.45m)

Front & Rear Gardens

Driveway

**Additional Information:**

Council Tax Band: E

EPC Rating: C

Tenure: Freehold

Guide Price £500,000  
Freehold





For identification only -Not to scale  
(c) Visual Floor Planner

146 sq. m / 1566 sq. ft

**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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