



Barons Road, Bury St. Edmunds, Suffolk, IP33 2LW

**MARK · EWIN**  
BURY ST EDMUNDS

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IP33 2LW

A four-bedroom detached House in the sought after area of Barons Road, Bury St Edmunds. Popular for its proximity to the hospital and easy access into the town centre.

The property offers accommodation to include on the ground floor, of an entrance hall, cloakroom, sitting room, further reception room which has a variety of uses, study/fifth bedroom, dining room, utility and kitchen.

On the first floor there are four bedrooms and a family bathroom, with the principal bedroom benefitting from both a dressing room and an en-suite shower room.

Outside the property there is an attractive garden to the front and side with parking area and a driveway leading to the detached single garage. There is a thoughtfully landscaped garden to the rear with a variety of paved areas, beautiful flower beds and borders and a lawned garden area.

**Additional Information:**

Tenure: Freehold

EPC Rating: D

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

Broadband: Standard, Superfast & Ultrafast are available in this area via Openreach & CityFibre.

(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**

Heading from Bury St Edmunds town centre towards Out Westgate Street. When you reach the traffic lights on Out Westgate Street turn left onto Vinery Road following this road until you see a left turning onto Barons Road. The property can be found just before the end of the road 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

Kitchen 6' 2" x 7' 1" (1.87m extending to 3.14m x 2.16m extending to 3.06)

Utility Room 11' 1" x 9' 0" (3.37m extending to 4.37 x 2.75m)

Dining Room 11' 6" x 10' 6" (3.51m extending to 4.40 x 3.21m)

Sitting Room 20' 1" x 11' 4" (6.11m x 3.45m)

Reception Room 9' 7" x 8' 11" (2.91m x 2.71m)

Study/Bedroom Five 10' 10" x 8' 10" (3.31m x 2.70m)

Cloakroom 4' 3" x 4' 2" (1.30m x 1.26m)

First Floor Landing

Bedroom One 11' 5" x 11' 5" (3.48m x 3.48m)

Dressing Room 10' 5" x 8' 11" (3.18m x 2.71m)

En-suite 9' 3" x 8' 10" (2.81m x 2.69m)

Bedroom Two 10' 2" x 8' 1" (3.09m extending to 3.42 x 2.46m extending to 3.44)

Bedroom Three 11' 9" x 7' 10" (3.57m x 2.40m)

Bedroom Four 8' 4" x 7' 9" (2.54m x 2.36m)

Family Bathroom 7' 9" x 5' 1" (2.36m x 1.55m)

Additional Information:

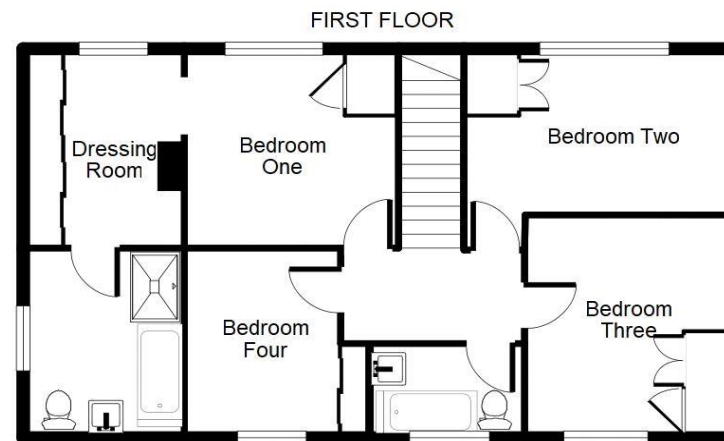
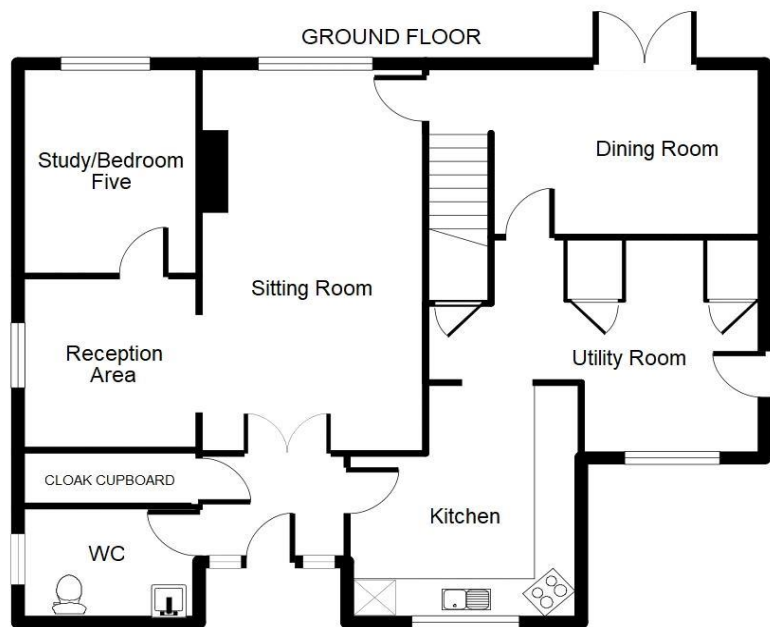
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Guide Price £500,000  
Freehold





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.

[www.markewin.co.uk](http://www.markewin.co.uk)

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