



Willow Green, Honington, Bury St. Edmunds, Suffolk, IP31 1RH

**MARK EWIN**  
BURY ST EDMUNDS

# Willow Green, Honington, Bury St. Edmunds, Suffolk, IP31 1RH

A three-bedroom semi-detached house situated in the village of Honington and overlooking the nature reserve to the rear.

The property comprises, on the ground floor, of an entrance hall, sitting room with doors leading into the garden, a well-appointed kitchen and a dining room with under stairs storage.

On the first floor, there are three bedrooms and a modern family bathroom.

Outside, the front garden is mainly laid to lawn with a shared pathway leading to the front door and continuing to the side of the property where there is an access gate.

The rear garden is mainly laid to lawn with a paved patio area, brick-built shed and is enclosed by fencing.

## Additional Information:

Tenure: Freehold

EPC Rating: C

Council Tax Band: B - £1,645.50 (Source West Suffolk)

Broadband: Standard & Superfast are available in this area via Openreach. (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 Bury St Edmunds along the A134 in the direction of Thetford. Continue on this road through the village of Ingham. Continue until Honington is sign posted. Take this turning and continue on this road until you enter the village of Honington. Continue through the village bearing left until you come to a T junction with the A1088. Go straight over the crossroads into the centre of the village. At the triangular village green follow the road left and Willow Green can be found on the right hand side. Turn right just after the green and the property can be found at the end of the cul de sac.

## Location

Honington is a small village approximately 10 miles from Bury St Edmunds and 6 miles from Thetford. The historic market town of Bury St Edmunds provides an excellent range of schooling, shopping, cultural and recreational facilities. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.

## Accommodation:

Entrance Hall 13' 8" x 5' 11" (4.17m x 1.80m)

Sitting Room 12' 10" x 12' 7" (3.90m x 3.83m)

Kitchen 9' 6" x 9' 3" (2.89m x 2.83m)

Dining Room 9' 4" x 9' 0" (2.84m x 2.75m)

Landing 7' 10" x 5' 11" (2.38m x 1.80m)

Bedroom One 12' 9" x 12' 8" (3.89m reducing to 3.69m x 3.87m reducing to 3.20m)

Bedroom Two 12' 8" x 9' 5" (3.86m reducing to 2.83m x 2.86m)

Bedroom Three 8' 5" x 8' 3" (2.57m reducing to 1.67m x 2.52m)

Bathroom 5' 11" x 5' 7" (1.81m x 1.69m)

Front & Rear Garden

## Additional Information:

Council Tax Band: B

EPC Rating: C

Tenure: Freehold

Guide Price £240,000  
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)

01284 217530 [team@markewin.co.uk](mailto:team@markewin.co.uk)  
77 St Johns Street, Bury St Edmunds  
Suffolk, IP33 1SQ

