



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

MARK · EWIN
BURY ST EDMUNDS

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Located on the popular Marham Park Development of Bury St Edmunds is this well-presented five-bedroom detached house with off-road parking and a double garage.

The accommodation is spread over three floors and comprises of, on the ground floor an entrance hall with stairs leading to first floor, a cloakroom, dining room, sitting with French doors leading to the rear garden, a well-appointed and open plan kitchen/breakfast room and a convenient utility room.

The first floor offers a spacious landing leading to two generously sized bedrooms, a modern bathroom and the principal bedroom with an en-suite bath and separate shower. The second floor has two further double bedrooms with built-in wardrobes and the second-floor shower room completes the accommodation on offer.

Outside, the property is set off the road down a private driveway which is shared with the neighbouring property. Parking is offered via a driveway and double garage. The rear garden is mainly laid to lawn with a paved patio area and access to the double garage.

Additional Information:

Tenure: Freehold

EPC Rating: B

Council Tax Band: F

Broadband: Standard & Ultrafast are available in this area via Openreach (Source Ofcom)

Mobile Coverage: Vodafone, EE, O2 and Three are listed as 'Likely' in this area. (Source Ofcom)

Services: Mains Gas, Electric, Water & Drainage. Heating via gas central heating.

(Please note that the services have not 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. The property can be found on the left hand side down the cul de sac.

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:

GROUND FLOOR

Entrance Hall 6' 5" x 14' 10" (1.96m reducing to 1.02m x 4.51m)

Sitting Room 11' 3" x 22' 5" (3.43m x 6.84m)

Dining Room 10' 5" x 8' 11" (3.18m x 2.73m)

Kitchen/Breakfast Room 17' 1" x 13' 3" (5.21m x 4.04m)

Utility Room 5' 5" x 5' 6" (1.65m x 1.68m)

Cloakroom 5' 6" x 4' 7" (1.68m x 1.40m)

FIRST FLOOR

Bedroom One 11' 3" x 15' 10" (3.42m x 4.83m)

Ensuite 10' 6" x 6' 5" (3.19m x 1.96m)

Bedroom Three 12' 0" x 10' 0" (3.66m x 3.06m)

Bedroom Four 10' 0" x 9' 3" (3.06m x 2.82m)

Bathroom 6' 10" x 6' 5" (2.08m x 1.95m)

SECOND FLOOR

Bedroom Two 13' 9" x 17' 11" (4.18m x 5.47m)

Bedroom Five 11' 1" x 11' 5" (3.38m x 3.48m)

Bathroom 6' 4" x 7' 10" (1.93m x 2.40m)

OUTSIDE

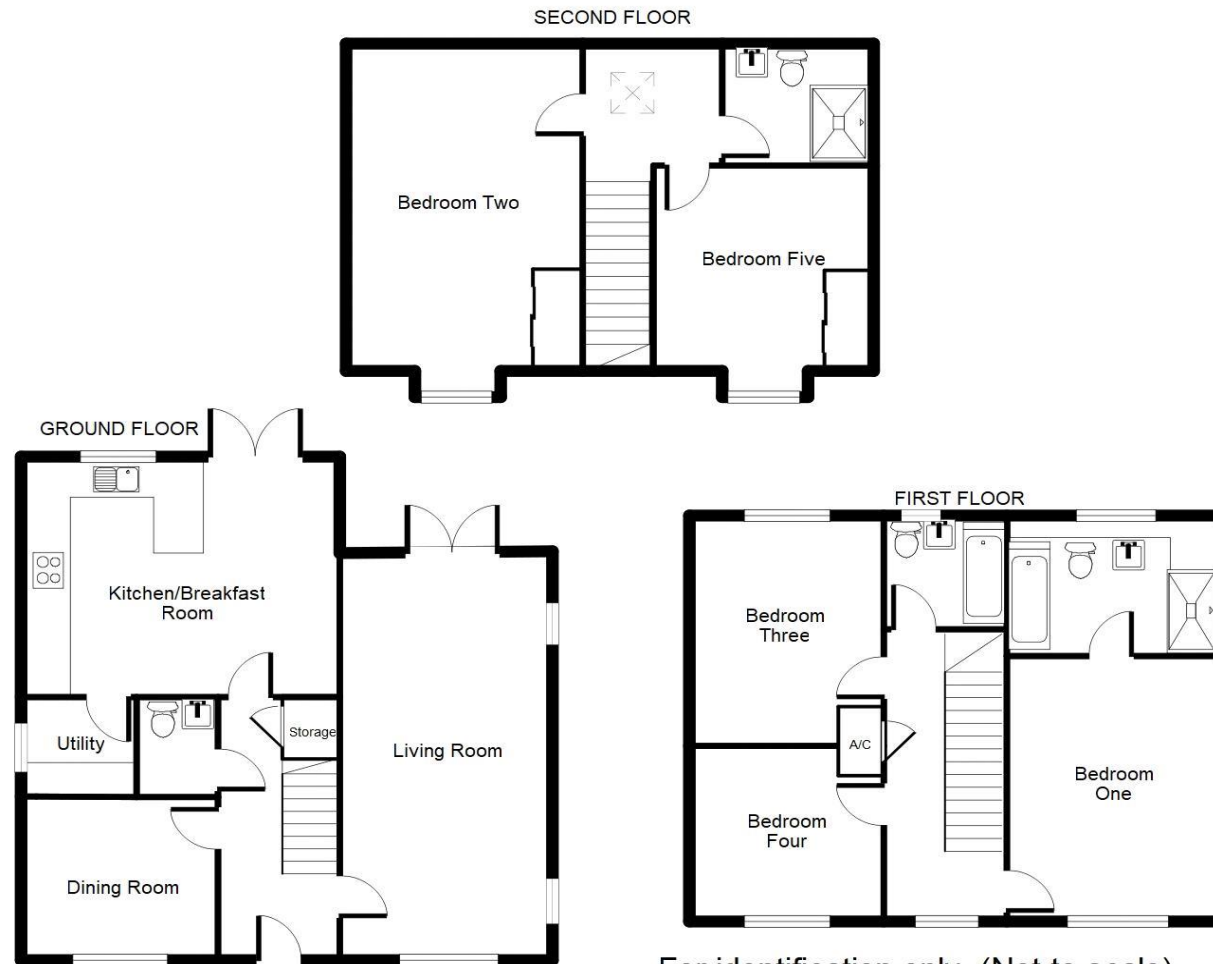
Driveway

Rear Garden

Double Garage 20' 4" x 23' 3" (6.20m x 7.08m)



Offers Over £580,000
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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