



Todd Way, Bury St. Edmunds, Suffolk, IP32 7PS

MARK · EWIN
BURY ST EDMUNDS

Todd Way, Bury St. Edmunds, Suffolk,
IP32 7PS

Located on the popular Moreton Hall development of Bury St Edmunds is this well-presented, four-bedroom detached house with off road parking and a garage.

The property offers accommodation to include a welcoming sitting room with a wood burner and doors leading into the garden, dining room, study and cloakroom. There is also a fitted kitchen/breakfast room with separate utility and plenty of space for a table and chairs.

On the first floor there are four bedrooms with the master bedroom being of generous size with fitted wardrobes and en-suite. There are three further bedrooms and family bathroom.

Outside, parking is offered via a driveway and garage. The rear garden is mainly laid to lawn with a decking area and is enclosed by fencing.

Additional Information:

Tenure: Freehold

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

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

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

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



Directions

Leave the A14 at junction 44 and take the exit signposted Moreton Hall. Go straight over the next roundabout into Bedingfield Way. At the end of this road take the third exit into Skyliner Way, then left into Primak Road and left again into Mead Way. Todd Way can be found off Mead Way and the property can be located with our For Sale board.

Location

The historic market town of Bury St Edmunds provides an excellent range of schooling, shopping, cultural and recreational facilities. With two parks either side including Nowton Park and Hardwick Heath and close access to the west Suffolk hospital. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.

MARK·EWIN
BURY ST EDMUNDS

Accommodation:

Entrance Hall

Sitting Room 15' 7" x 12' 4" (4.75m x 3.77m)

Dining room 10' 2" x 8' 10" (3.09m x 2.69m)

Study 6' 11" x 8' 3" (2.10m x 2.52m)

Kitchen/Breakfast Room 14' 0" x 16' 4" reducing to 10' 2" (4.26m x 4.98m)

Utility Room 5' 10" x 5' 10" (1.79m x 1.79m)

Cloakroom

First Floor Landing

Master Bedroom 15' 9" x 12' 4" (4.79m x 3.77m)

En-suite 6' 10" x 6' 11" (2.08m x 2.11m)

Bedroom Two 14' 0" x 8' 10" (4.26m x 2.68m)

Bedroom Three 6' 11" x 11' 11" (2.11m x 3.64m)

Bedroom Four 7' 10" x 7' 4" (2.38m x 2.24m)

Family Bathroom 6' 9" x 8' 3" (2.07m x 2.52m)

Gardens and Garage

Additional Information:

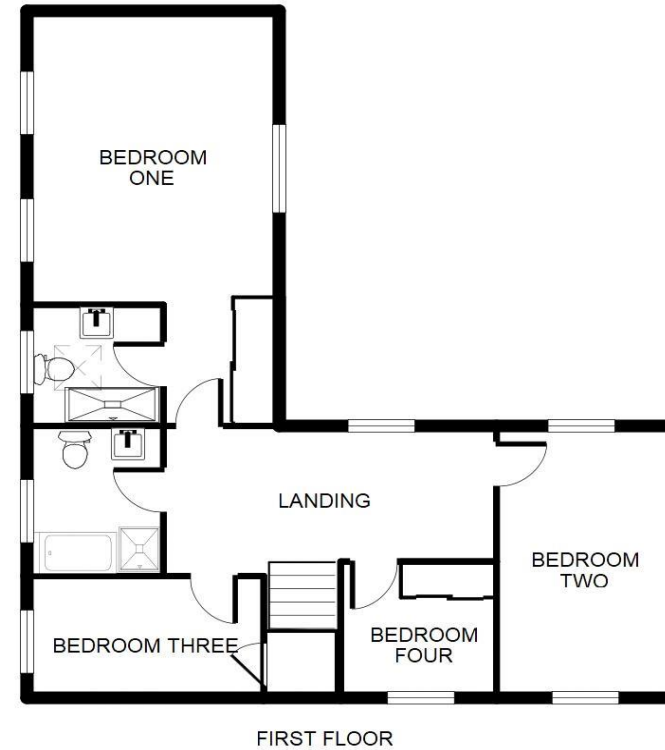
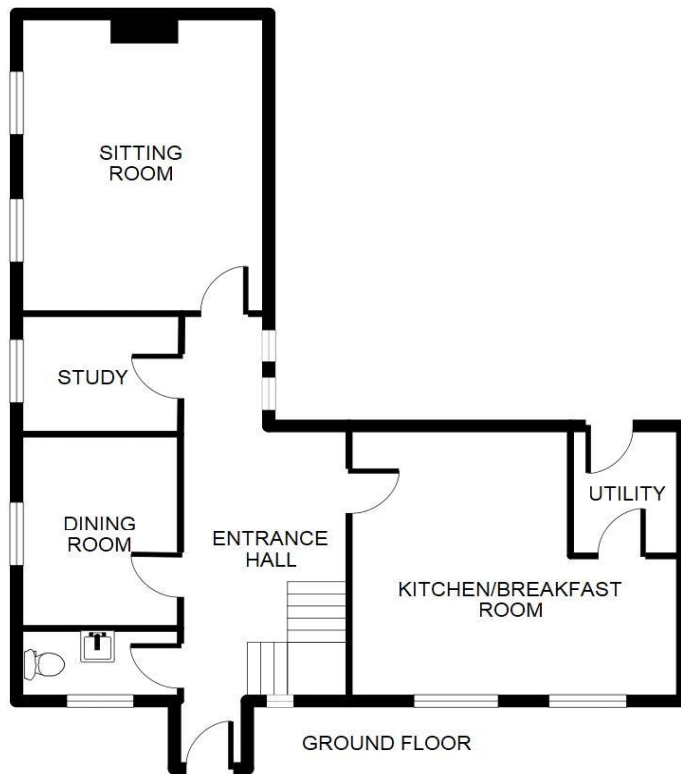
Council Tax Band: E

EPC Rating: C

Tenure: Freehold

Guide Price: £475,000
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

01284 217530 team@markewin.co.uk

77 St Johns Street, Bury St Edmunds

Suffolk, IP33 1SQ

