



The Croft, Bardwell, Bury St. Edmunds, Suffolk, IP31 1AN

**MARK · EWIN**  
BURY ST EDMUNDS



## The Croft, Bardwell, Bury St. Edmunds, Suffolk, IP31 1AN

Located in a delightful village of Bardwell is this three bedroom link-detached property.

The accommodation comprises on the ground floor of an entrance hall, study, cloakroom and an open plan sitting room which leads to the kitchen/dining room. Moving to the first floor, there are three bedrooms and a family bathroom.

Outside, the rear garden is mainly laid to lawn and enclosed by fencing. The front garden is also mainly laid to lawn with ample off road parking and a garage.

### Additional Information:

Tenure: Freehold

EPC Rating: C

Council Tax Band: C - £1,866.20 (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

From Bury St Edmunds proceed north east on the A143 towards Diss, passing the villages of Great Barton and Ixworth. After Ixworth turn left at the roundabout onto the A1088. Take the next right to Bardwell. Proceed into the village on Bardwell Road. Continue onto Low Street and then turn right onto Quaker Lane. Take the next left onto The Croft where the property can be found.

### Location

The village of Bardwell situated between Ixworth and Stanton and offers amenities to include village shop, post office, primary school, playing field and a village hall. Bardwell is situated approximately 10 miles from Bury St Edmunds and provides excellent access to the A14 dual carriageway, linking Stowmarket (with its main line rail link to London), Newmarket, Cambridge and London via the M11 motorway.



### Accommodation:

Entrance Hall 13' 5" x 3' 10" (4.08m x 1.18m)

Sitting Room 12' 3" x 10' 11" (3.74m x 3.32m)

Kitchen/Dining Room 26' 3" x 9' 7" (7.99m x 2.93m)

Cloakroom 3' 8" x 5' 8" (1.13m x 1.73m)

Study 8' 7" x 7' 9" (2.61m x 2.37m)

Conservatory 11' 6" x 10' 7" (3.51m x 3.23m)

Bedroom One 18' 11" x 11' 10" (5.76m x 3.60m reducing to 2.30m)

Bedroom Two 8' 10" x 10' 11" (2.69m x 3.33m)

Bedroom Three 9' 7" x 10' 11" (2.91m reducing to 2.03m x 3.33m)

Bathroom 6' 7" x 6' 11" (2.00m x 2.12m)

Front & Rear Gardens

Driveway

Garage

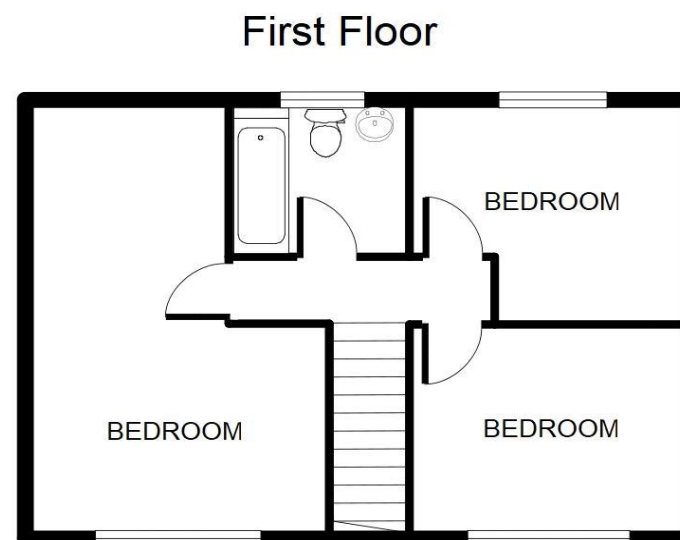
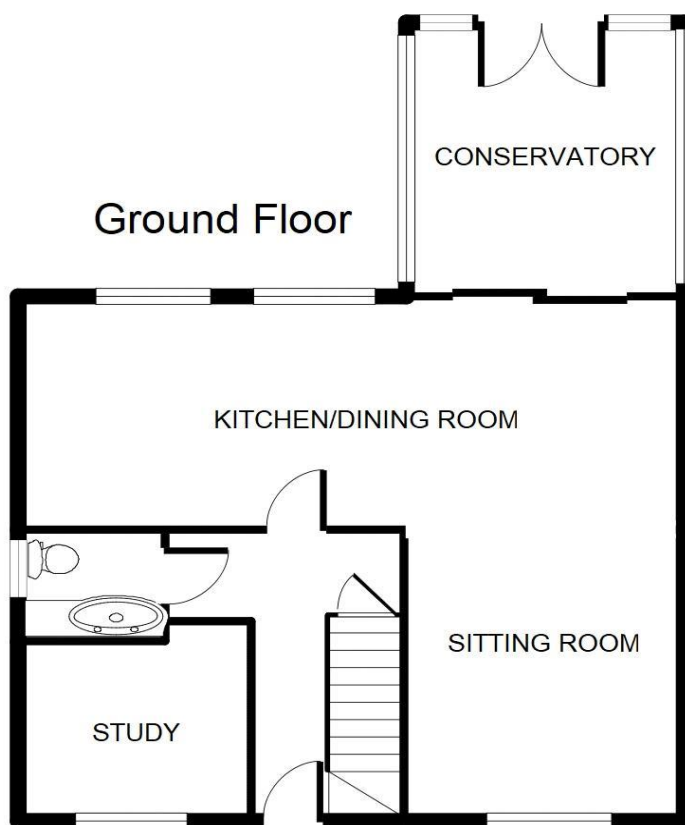
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Council Tax Band: C

EPC Rating: C

**Guide Price £335,000**  
**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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