



Mead Road, Bury St. Edmunds, Suffolk, IP32 7PE

**MARK · EWIN**  
BURY ST EDMUNDS

## Mead Road, Bury St. Edmunds, Suffolk, IP32 7PE

An impressive four-bedroom family home on the popular Moreton Hall Development offering spacious accommodation, off road parking and a garage.

The accommodation on the ground floor includes an entrance hall, cloakroom, sitting room with doors leading to the garden, a dining room, kitchen/breakfast room and a useful utility room.

On the first floor there are two bedrooms, both with an ensuite and a study. The second floor offers two further double bedrooms and a family bathroom with both bedrooms benefitting from built-in wardrobes.

Outside, parking is offered via a driveway to the side of the property leading to a single garage. The enclosed rear garden is mainly laid to lawn with a shingle border and paved patio area.

### 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. (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.

### 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:

Entrance Hall 19' 1" x 6' 11" (5.82m x 2.10m reducing to 1.52m)

Sitting Room 19' 2" x 11' 2" (5.84m x 3.41m)

Dining Room 10' 4" x 10' 10" (3.14m reducing to 2.70m x 3.31m)

Kitchen 15' 10" x 10' 3" (4.82m x 3.13m)

Utility Room 6' 2" x 6' 11" (1.88m x 2.10m)

Landing 11' 5" x 6' 10" (3.49m x 2.08m)

Bedroom 17' 4" x 11' 3" (5.28m reducing to 3.43m x 3.42m)

Ensuite 9' 0" x 5' 7" (2.74m x 1.70m)

Bedroom 14' 8" x 10' 4" (4.46m x 3.16m)

Ensuite 10' 4" x 4' 4" (3.14m x 1.31m)

Study 7' 6" x 6' 10" (2.29m x 2.08m)

Bedroom 16' 2" x 11' 3" (4.93m x 3.43m)

Bedroom 16' 5" x 10' 4" (5.01m x 3.16m)

Bathroom 8' 6" x 6' 8" (2.59m x 2.04m)

Rear Garden

Driveway & Garage

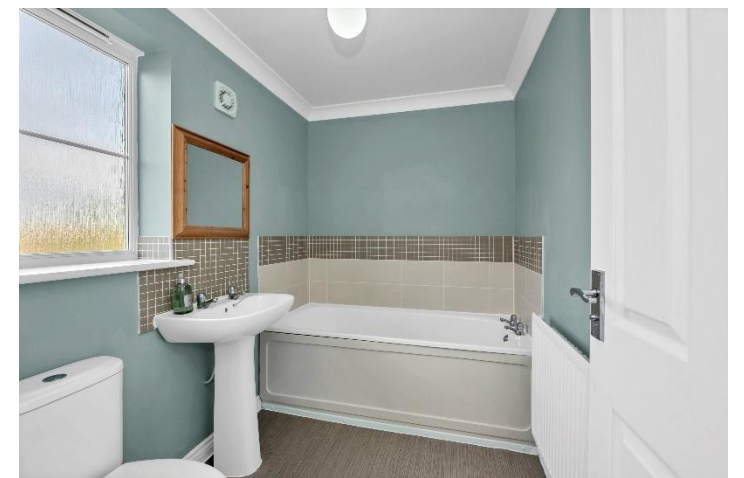
### Additional Information:

Council Tax Band: E

EPC Rating:

Tenure: Freehold

**£480,000**  
**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

77 St Johns Street, Bury St Edmunds

Suffolk, IP33 1SQ

