



Wexford Way, Bury St. Edmunds, Suffolk, IP32 6FN

MARK · EWIN
BURY ST EDMUNDS

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Suffolk, IP32 6FN

A well-presented, four-bedroom family home located on the popular Marham Park Development of Bury St Edmunds and offering off road parking and a garage.

The accommodation on the ground floor includes an entrance hall, cloakroom, spacious sitting room, a modern kitchen/breakfast room and a useful utility room. On the first floor there are two bedrooms, one with a dressing room and ensuite and a family bathroom completes the accommodation on this floor. The second floor offers two further double bedrooms and a shower room with one bedroom benefitting from built-in wardrobes.

Outside, parking is offered via a driveway at the rear of the property leading to a single garage. The enclosed rear garden is mainly laid to lawn with a paved patio area. To the front, a path leads to the door with various planted shrubs and a shingle border.

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.)



Leaving Bury St Edmunds via Mildenhall Road, A1101, heading towards Fornham All Saints and Marham Park, at the roundabout turn left into Sandlands Drive and second right into Wexford Way.

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.

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Accommodation:

Entrance Hall 7' 7" x 5' 11" (2.30m x 1.81m)

Sitting Room 10' 8" x 19' 5" (3.24m x 5.92m)

Kitchen 9' 8" x 8' 10" (2.94m x 2.69m)

Dining Room 13' 9" x 10' 10" (4.18m x 3.31m)

Utility Room 5' 11" x 6' 5" (1.81m x 1.96m)

Cloakroom

Landing 9' 8" x 4' 9" (2.95m x 1.45m)

Bedroom 11' 4" x 10' 4" (3.45m x 3.14m)

Ensuite 4' 7" x 6' 7" (1.40m x 2.00m)

Bedroom 9' 9" x 11' 1" (2.96m x 3.37m)

Bathroom 5' 11" x 6' 7" (1.80m x 2.00m)

Landing 9' 0" x 8' 5" (2.74m x 2.56m)

Bedroom 9' 11" x 12' 5" (3.01m x 3.78m)

Bedroom 11' 4" x 9' 1" (3.45m x 2.76m)

Shower Room 7' 11" x 5' 8" (2.42m x 1.72m)

Front & Rear Gardens

Driveway & Garage

Additional Information:

Council Tax Band: E

EPC Rating: B

Tenure: Freehold

Guide Price £475,000
Freehold





12 Wexford Way, Bury Street Edmunds, England, IP32 6FN

TOTAL APPROX. FLOOR AREA 130 SQ.M - 1,399 SQ.FT

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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

