



Hardwick Lane, Bury St. Edmunds, Suffolk, IP33 2QF

**MARK · EWIN**  
BURY ST EDMUNDS



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Suffolk, IP33 2QF

A three-bedroom detached bungalow located on the popular south side of Bury St Edmunds and tucked away in a cul de sac location.

The accommodation comprises an entrance hall, cloakroom, sitting room leading to the dining room, kitchen and utility room. The property offers three bedrooms, the principal with a shower and the family bathroom completes the accommodation on offer.

Outside, parking is offered via a driveway leading to the garden with the remainder of the front being laid with shingle. To the rear, the enclosed garden is mainly laid to lawn with a paved patio and summerhouse.

#### 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 Electric, Water and Drainage. Heating is currently not in working order.

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

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#### Directions

Leave Bury St Edmunds along Cullum Road and at the roundabout turn right into Wilkes Road which in turn leads to Hardwick Lane. Continue along Hardwick Lane and then take a right turn into Barons Road, turning immediately right again into the cul-de-sac at the end of Hardwick Lane.

#### 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 6' 0" x 13' 8" (1.82m x 4.16m)

Sitting Room 17' 8" x 11' 8" (5.39m x 3.56m)

Dining Room 8' 8" x 11' 10" (2.65m x 3.60m)

Kitchen 8' 8" x 11' 10" (2.65m x 3.60m)

Utility Room 8' 1" x 8' 5" (2.46m x 2.56m)

Cloakroom 3' 9" x 6' 10" (1.14m x 2.08m)

Bedroom 13' 3" x 9' 9" (4.04m x 2.98m)

Bedroom 9' 9" x 13' 3" (2.98m x 4.03m)

Bedroom 8' 8" x 10' 0" (2.63m x 3.05m)

Front & Rear Gardens

Driveway

Garage 18' 9" x 17' 8" (5.72m x 5.39m)

### Additional Information:

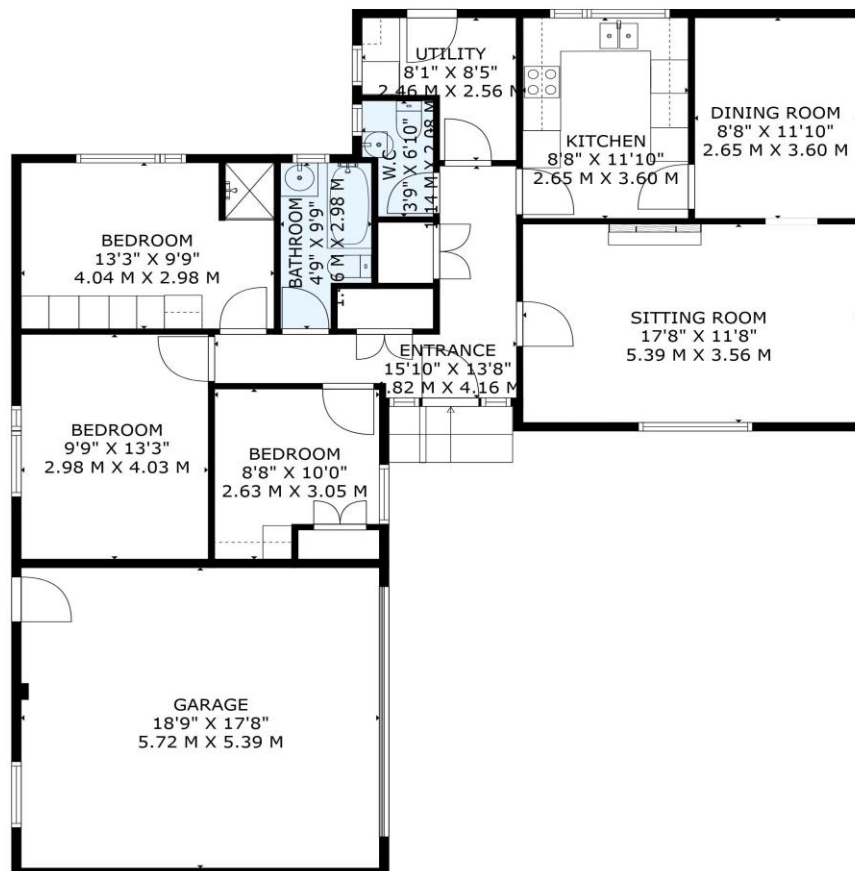
Council Tax Band: E

EPC Rating: TBC

Tenure: Freehold

Offers Over £425,000  
Freehold





**TOTAL: 1036 sq. ft, 96 m<sup>2</sup>**  
 FLOOR 1: 1036 sq. ft, 96 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 331 sq. ft, 31 m<sup>2</sup>

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcqp.



**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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