



Tassel Road, Bury St. Edmunds, Suffolk, IP32 7LN

MARK · EWIN
BURY ST EDMUNDS

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A well-presented, four-bedroom detached house with off-road parking and garage located within Moreton Hall, a well-served and popular location within Bury St Edmunds.

On the ground floor the property offers, an entrance hall, cloakroom, spacious sitting room/dining room and kitchen/breakfast room.

On the first floor, there are four bedrooms with the principal bedroom benefitting from an en-suite. The family bathroom completes the accommodation on offer.

Outside, a driveway provides ample off-road parking leading to the garage. The remainder of the front is laid to lawn. The rear garden is also mainly laid to lawn with a patio area, mature shrubs and is enclosed by fencing.

Additional Information:

Tenure: Freehold

Broadband: Standard, Superfast and ultrafast are available in this area via Openreach & CityFibre. (Source Ofcom) Mobile Coverage: EE, O2, Three & Vodafone are listed as 'limited' in this area. (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 the town centre proceed along Angel Hill crossing over the traffic lights into Eastgate Street. At the mini roundabout bear right into Barton Road. At the traffic lights turn right into Orttewell Road. At the roundabout turn left into Mount Road and take the 1st right into Tassel Road and the property can be found on your right hand side.

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

Sitting Room 18' 1" x 12' 2" (5.5m x 3.7m)

Dining Area 9' 6" x 12' 2" (2.9m x 3.7m)

Kitchen/Breakfast Room 22' 8" x 10' 6" (6.9m x 3.2m)

Reception Room 13' 1" x 7' 10" (4.0m x 2.4m)

Cloakroom

First Floor Landing

Bedroom One 16' 1" x 12' 2" (4.9m x 3.7m)

En-Suite 5' 3" x 10' 6" (1.6m x 3.2m)

Bedroom Two 13' 9" x 8' 10" (4.2m x 2.7m)

Bedroom Three 8' 6" x 6' 11" (2.6m x 2.1m)

Bedroom Four 8' 6" x 6' 7" (2.6m x 2.0m)

Family Bathroom 7' 3" x 6' 11" (2.2m x 2.1m)

Garage

Additional Information:

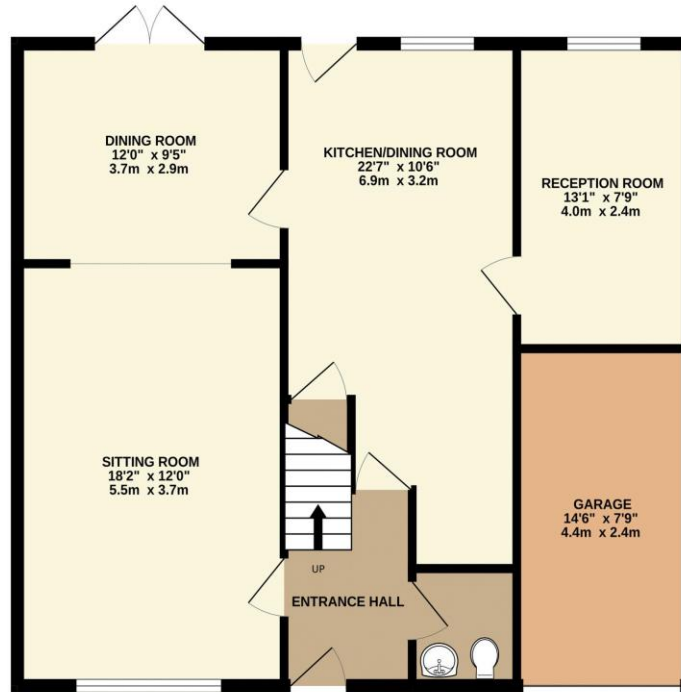
Council Tax Band: E

EPC Rating: TRC

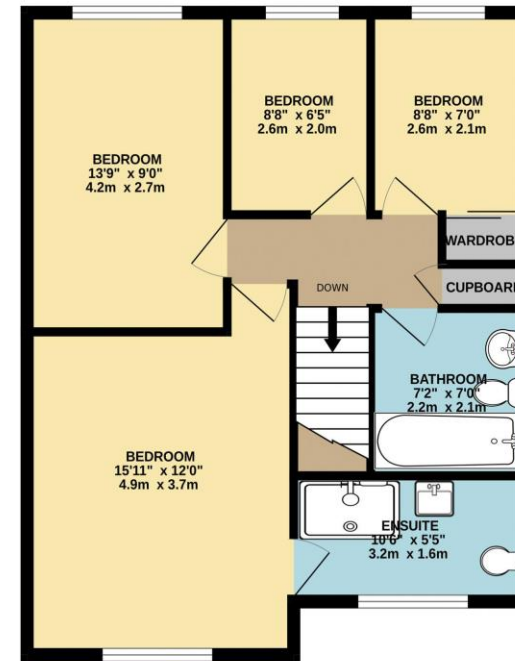
Offers Over £475,000
Freehold



GROUND FLOOR
833 sq.ft. (77.4 sq.m.) approx.



1ST FLOOR
596 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA : 1429 sq.ft. (132.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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