



Highbury Road, Bury St. Edmunds, Suffolk, IP33 3QB

**MARK · EWIN**  
BURY ST EDMUNDS



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Suffolk, IP33 3QB

Located on the popular west side of Bury St Edmunds is this four-bedroom, semi-detached house benefitting from spacious accommodation and off-road parking.

The accommodation on the ground floor comprises an entrance hall, sitting room with feature bay window, kitchen, dining room, useful utility room and cloakroom. There is also a conservatory from the dining room leading to the garden.

Moving to the first floor, there are three bedrooms, two with bay windows and a bathroom with separate WC. On the second floor, a fourth bedroom can be found with built-in storage.

Outside, parking is offered via a driveway leading to the garage. The rear garden is mainly laid to lawn with a paved patio area, pergola, garden shed and planted beds hosting a variety of mature shrubs and trees.

#### 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 Bury St Edmunds along the Risigate Street that leads on to Out Risbygate. Take the left turning in to Westley Road and then left in to Highbury Crescent. Go straight over the cross roads in to Highbury Road where the property can be found.

#### 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.

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### Accommodation:

Entrance Hall 6' 9" x 15' 11" (2.05m reducing to 1.11m x 4.85m)

Sitting Room 12' 6" x 15' 3" (3.81m x 4.65m reducing to 3.83m)

Dining Room 11' 6" x 11' 11" (3.51m reducing to 3.11m x 3.64m)

Kitchen 9' 6" x 8' 7" (2.89m x 2.62m)

Utility Room 19' 5" x 7' 10" (5.91m reducing to 2.55m x 2.39m reducing to 1.41m)

Cloakroom 7' 9" x 3' 2" (2.37m x 0.96m)

Conservatory 10' 0" x 13' 3" (3.04m x 4.05m)

Landing 10' 7" x 4' 2" (3.23m x 1.28m reducing to 1.06m)

Bedroom 15' 9" x 11' 6" (4.80m x 3.50m)

Bedroom 12' 0" x 11' 5" (3.65m x 3.48m)

Bedroom 7' 10" x 7' 11" (2.40m x 2.41m)

Bathroom 7' 5" x 5' 7" (2.25m x 1.69m)

Bedroom 11' 8" x 12' 6" (3.55m x 3.81m reducing to 2.79m)

Front & Rear Gardens

Driveway

Garage 15' 0" x 8' 3" (4.58m x 2.52m)

### Additional Information:

Council Tax Band: D

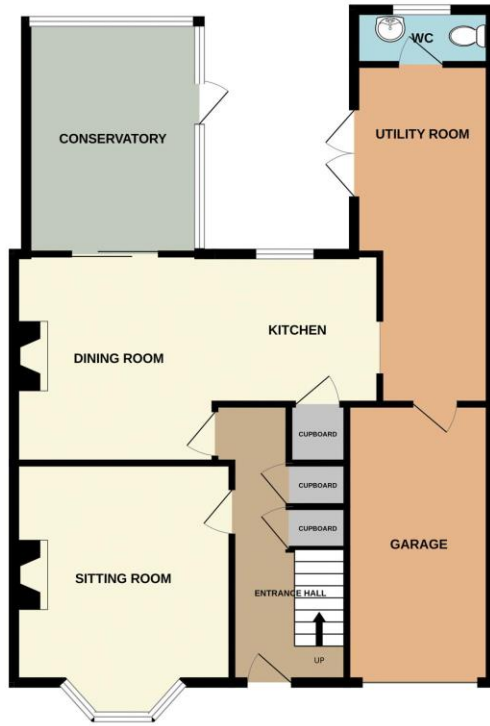
EPC Rating: TBC

Tenure: Freehold

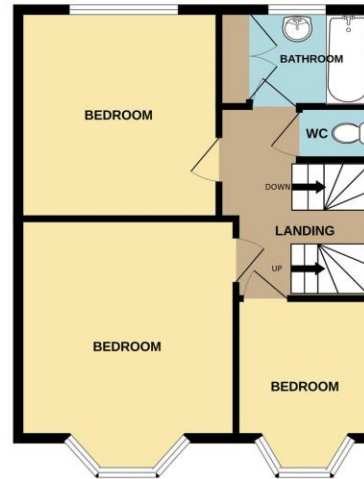
Offers Over £475,000  
Freehold



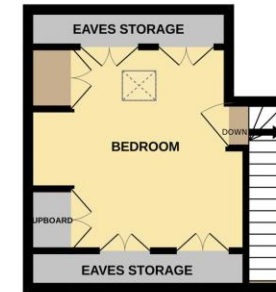
GROUND FLOOR  
909 sq.ft. (84.4 sq.m.) approx.



1ST FLOOR  
518 sq.ft. (48.1 sq.m.) approx.



2ND FLOOR  
220 sq.ft. (20.4 sq.m.) approx.



TOTAL FLOOR AREA : 1647 sq.ft. (153.0 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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