



Cranesbill Drive, Bury St. Edmunds, Suffolk, IP32 7JU

MARK · EWIN
BURY ST EDMUNDS

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Suffolk, IP32 7JU

Located on the popular Moreton Hall Development of Bury St Edmunds is this well-presented, four bedroom detached family home.

The accommodation on the ground floor comprises an entrance hall, cloakroom, welcoming sitting room, modern kitchen/breakfast room and a playroom which could be used as a study or separate dining room. The kitchen offers a range of attractive wall and base level units and incorporates a built-in oven, hob and extractor over.

Moving to the first floor, a landing leads to four good-sized bedrooms with the principal benefitting from an ensuite shower room. The family bathroom completes the accommodation on offer. Outside, parking is offered via a driveway to the side leading to the garage. The delightful garden is mainly laid to lawn with a paved patio area and side access to the garage.

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

Proceed out of Bury St Edmunds along Cullum Road and bear left towards the A14. Go under the A14 towards Sainsburys and go straight over the roundabout onto Bedingfield Way. At the roundabout at the end of Bedingfield Way take the second turning into Drovers Avenue and first left into Cranesbill Drive.

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 8' 1" x 10' 3" (2.46m x 3.12m)

Sitting Room 11' 10" x 18' 11" (3.60m x 5.76m)

Family Room 10' 9" x 8' 2" (3.28m x 2.48m)

Kitchen/Breakfast Room 9' 11" x 18' 11" (3.01m x 5.76m)

Bedroom 11' 9" x 10' 4" (3.58m x 3.15m)

Bedroom 11' 10" x 10' 2" (3.60m x 3.10m)

Bedroom 10' 4" x 8' 4" (3.15m x 2.53m)

Bedroom 7' 7" x 8' 1" (2.30m x 2.46m)

Bathroom 6' 4" x 6' 9" (1.92m x 2.07m)

Ensuite 7' 7" x 8' 1" (2.30m x 2.46m)

Front & Rear Gardens

Driveway

Garage 17' 4" x 8' 8" (5.28m x 2.63m)

Additional Information:

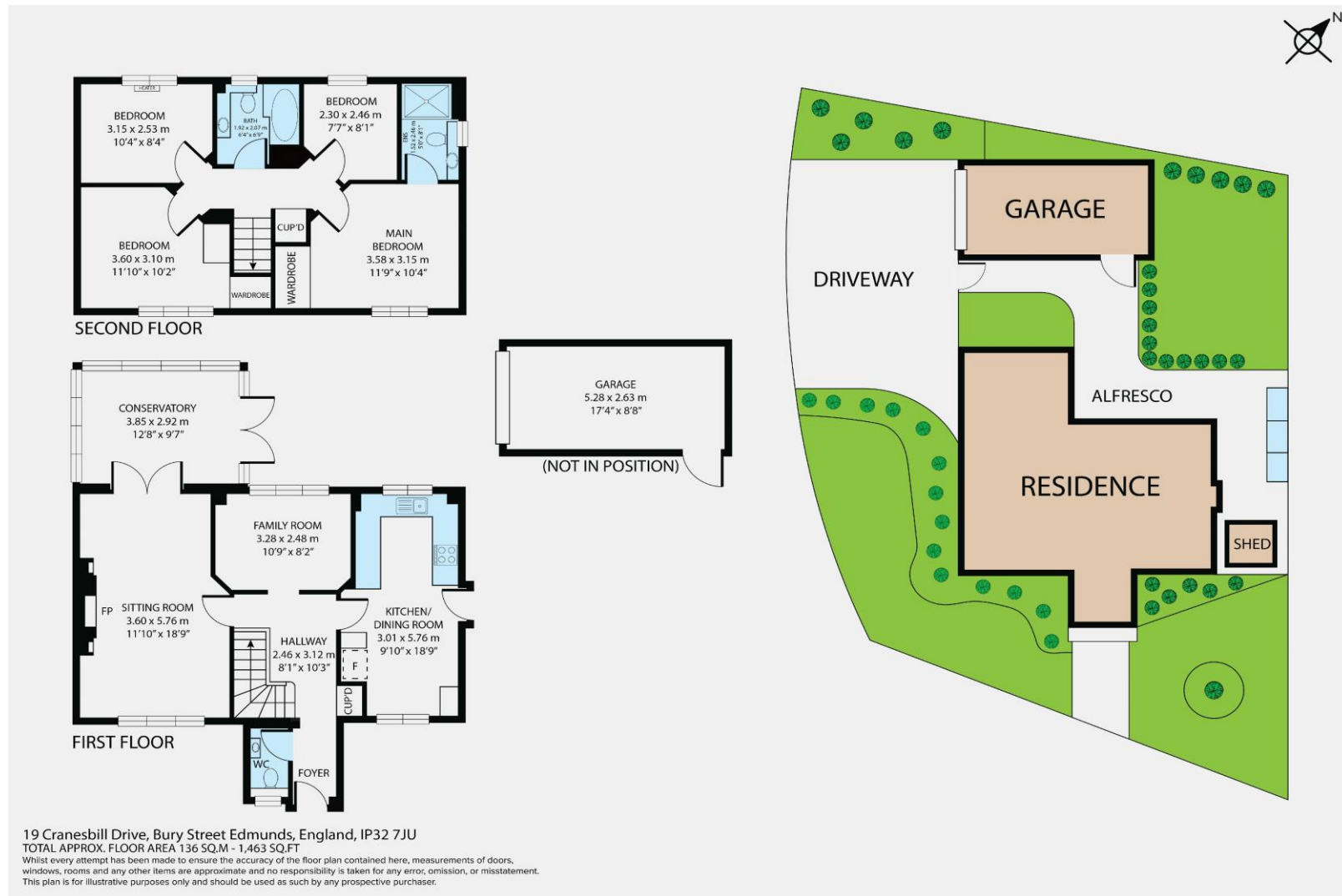
Council Tax Band: E

EPC Rating: TBC

Tenure: Freehold

Offers Over £475,000
Freehold





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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