



Midhurst Close, Bury St. Edmunds, Suffolk, IP32 7NH

MARK · EWIN
BURY ST EDMUNDS

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Located on the popular Bartons Development of Bury St Edmunds is this well-presented, five bedroom detached house with delightful gardens and off-road parking.

The accommodation comprises on the ground floor of a welcoming entrance hall, sitting room with doors leading to the garden, study, modern ground floor shower room, dining room, also with doors leading to the garden and a kitchen/breakfast room. The Kitchen offers a range of wall and base level units and incorporates a built-in double fan oven, hob, dishwasher and fridge-freezer. The room offers plenty of space for a table and chairs. A utility room is located off with additional units, sink and access to the garden.

Moving to the first floor, a spacious landing leads to five bedrooms, two with ensembles and another with built-in wardrobes. The bathroom completes the accommodation on offer.

Outside, parking is offered via a driveway leading to the double garage. The rear garden is mainly laid to lawn with a paved patio area and is bordered by 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

Proceed out of town along Eastgate Street and turn right into Barton Road. Take the first right into Kingsworth Road and then the second right into Midhurst Close, the property will be found on the left 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 7' 6" x 8' 6" (2.29m x 2.59m)

Sitting Room 13' 6" x 20' 7" (4.11m x 6.28m)

Dining Room 10' 6" x 16' 1" (3.20m x 4.91m)

Study 11' 3" x 9' 4" (3.43m x 2.85m)

Downstairs Shower Room 7' 0" x 4' 2" (2.14m x 1.27m)

Kitchen 13' 0" x 11' 10" (3.95m x 3.61m)

Breakfast Area 16' 1" x 8' 9" (4.90m x 2.67m)

Utility Room 6' 4" x 9' 7" (1.92m x 2.93m)

Landing 17' 11" x 9' 11" (5.45m x 3.02m)

Bedroom 14' 5" x 13' 8" (4.39m x 4.16m)

Ensuite 9' 3" x 6' 8" (2.81m x 2.03m)

Bedroom 13' 10" x 9' 4" (4.22m x 2.85m)

Ensuite 5' 2" x 7' 7" (1.57m x 2.32m)

Bedroom 8' 9" x 10' 4" (2.67m x 3.16m)

Bedroom 9' 10" x 9' 11" (3.00m x 3.01m)

Bedroom 11' 3" x 10' 4" (3.43m x 3.16m)

Bathroom 7' 11" x 6' 8" (2.41m x 2.03m)

Front & Rear Gardens

Additional Information:

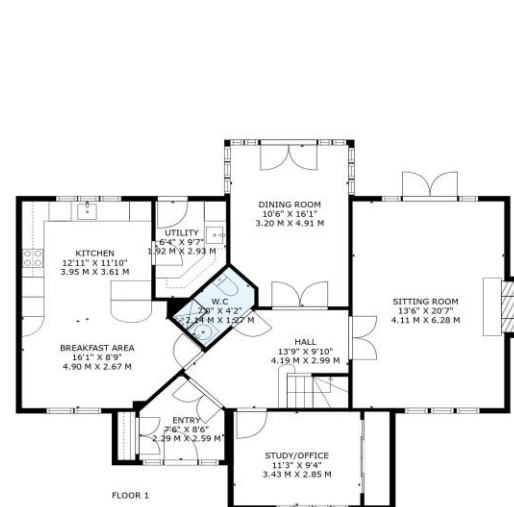
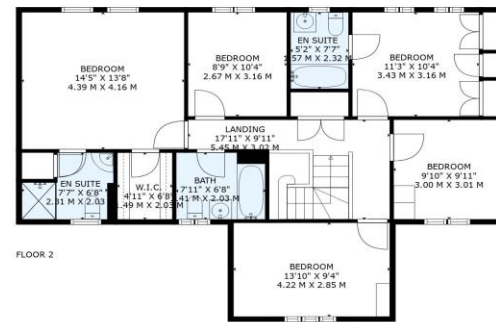
Council Tax Band: F

EPC Rating: D

Tenure: Freehold

Offers In Excess of £650,000
Freehold





TOTAL: 2332 sq. ft, 217 m²
 FLOOR 1: 1314 sq. ft, 122 m², FLOOR 2: 1018 sq. ft, 95 m²
 EXCLUDED AREAS: DOUBLE GARAGE: 370 sq. ft, 34 m², FIREPLACE: 10 sq. ft, 1 m²

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



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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