



Sutton Close, Bury St. Edmunds, Suffolk, IP32 7EP

MARK · EWIN
BURY ST EDMUNDS

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This three-bedroom detached family home is located on the popular Moreton Hall Development in Bury St Edmunds.

The property offers ground floor accommodation to include, entrance hall, sitting room, kitchen/breakfast room, garden room with double doors leading out to the garden, and a cloakroom/utility room.

On the first floor there are three bedrooms, and the family bathroom completes the accommodation on offer.

Outside there is a single garage and off-road parking for up to three vehicles. The south facing rear garden comprises shrub and flower beds, an allotment plot, garden shed and side access to the garage.

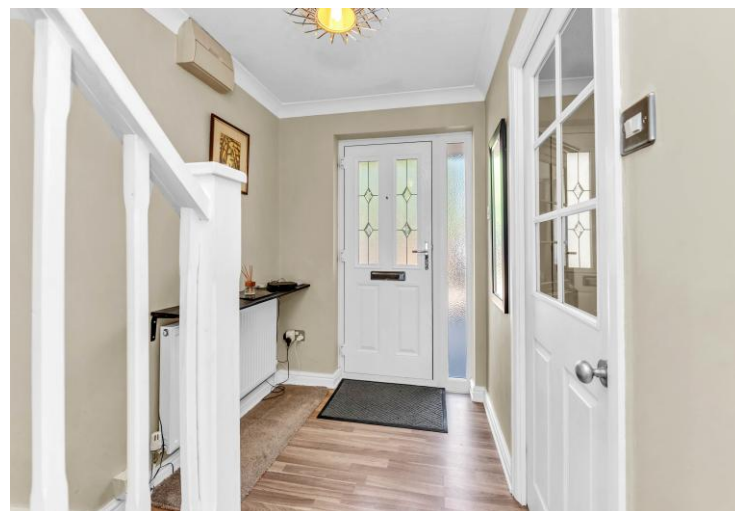
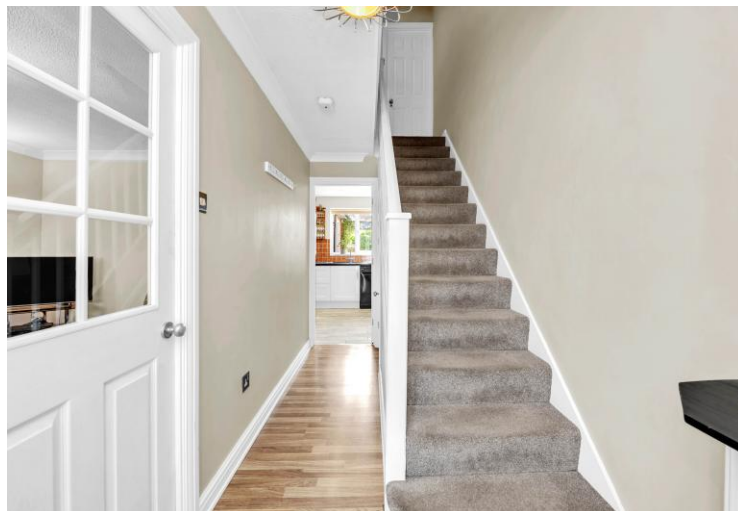
Additional Information:

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

From the Moreton Hall Interchange, head along Bedingfield Way, continue over the roundabout staying on Bedingfield Way, at the John Banks roundabout turn left onto Orttewell Road, at the roundabout turn left onto Symonds Road, left again onto Heldhaw Road, then right onto Sutton Close where the property can be found near the end of the close on your left.

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 16' 2" x 10' 8" (4.93m Max x 3.25m)

Kitchen/Breakfast Room 9' 2" x 16' 8" (2.80m x 5.07m)

Garden Room 10' 10" x 7' 11" (3.29m x 2.42m)

Cloakroom/Utility Room 10' 10" x 2' 5" (3.30m x 0.74m)

First Floor Landing

Bedroom One 12' 0" x 9' 11" (3.66m x 3.01m)

Bedroom Two 11' 3" x 8' 4" (3.42m x 2.53m)

Bedroom Three 8' 2" x 8' 2" (2.50m x 2.48m)

Family Bathroom 6' 4" x 6' 6" (1.94m x 1.97m)

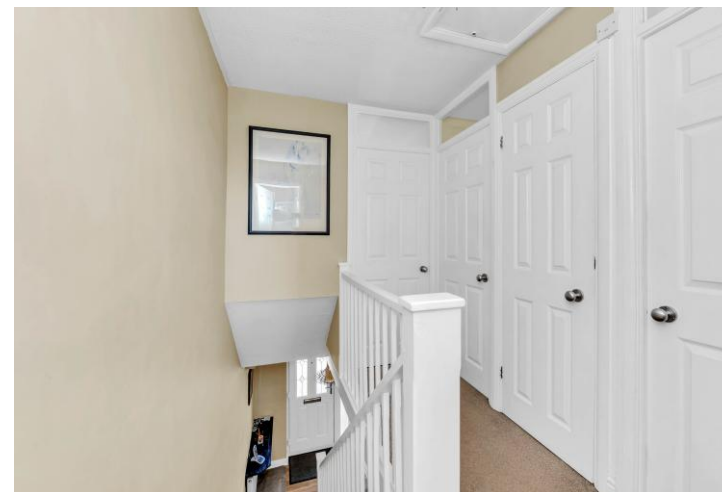
Additional Information:

Council Tax Band: C

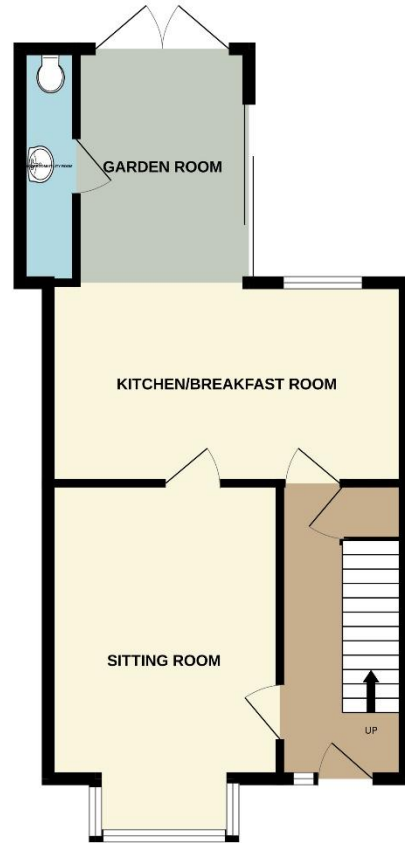
EPC Rating: C

Tenure: Freehold

Offers Over £325,000



GROUND FLOOR
505 sq.ft. (46.9 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA: 880 sq.ft. (81.7 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. 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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