



Wexford Way, Bury St. Edmunds, Suffolk, IP32 6FN

**MARK · EWIN**  
BURY ST EDMUNDS



## Wexford Way, Bury St. Edmunds, Suffolk, IP32 6FN

Located on the popular Marham Park development of Bury St Edmunds is this well-presented three-bedroom family home with spacious accommodation.

The property comprises an entrance hall leading to a convenient cloakroom, a sitting room with understairs cupboard and kitchen/dining room with French doors leading to the garden. The kitchen offers an attractive range of wall and base level units and benefits from a built-in oven, hob, dishwasher, washing machine, dryer and fridge freezer. On the first floor, three bedrooms can be found, the principal bedroom benefits an en-suite shower room and built-in mirror wardrobes. The family bathroom completes the accommodation on offer.

Outside, the rear garden offers a paved patio area with the rest being laid to lawn and enclosed by fencing. Parking is offered via two allocated spaces to the front. The property also benefits from an electric car charging point.

\*Please note there is a half yearly service charge of approximately £90 payable to Remus Management Limited for the upkeep of the common areas.

### 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)

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### Directions

Leaving Bury St Edmunds via Mildenhall Road, A1101, heading towards Fornham All Saints and Marham Park, at the roundabout turn left into Sandlands Drive and second right into Wexford Way.

### 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 4' 9" x 4' 6" (1.44m x 1.36m)

Cloakroom 3' 4" x 5' 2" (1.02m x 1.57m)

Sitting Room 11' 11" x 15' 8" (3.63m reducing to 2.48m x 4.78m reducing to 2.86m)

Kitchen/Dining Room 15' 7" x 10' 11" (4.74m reducing to 2.48m x 3.34m reducing to 2.60m)

Landing 9' 5" x 7' 3" (2.87m x 2.20m)

Bedroom 10' 9" x 9' 7" (3.28m x 2.91m reducing to 2.11m)

Ensuite 7' 1" x 4' 4" (2.16m x 1.31m)

Bedroom 12' 9" x 8' 2" (3.89m reducing to 3.05m x 2.50m reducing to 1.64m)

Bedroom 7' 3" x 7' 7" (2.21m x 2.31m reducing to 2.08m)

Bathroom 6' 6" x 6' 0" (1.97m x 1.82m)

Rear Garden

Parking Space

### Additional Information:

Council Tax Band: C

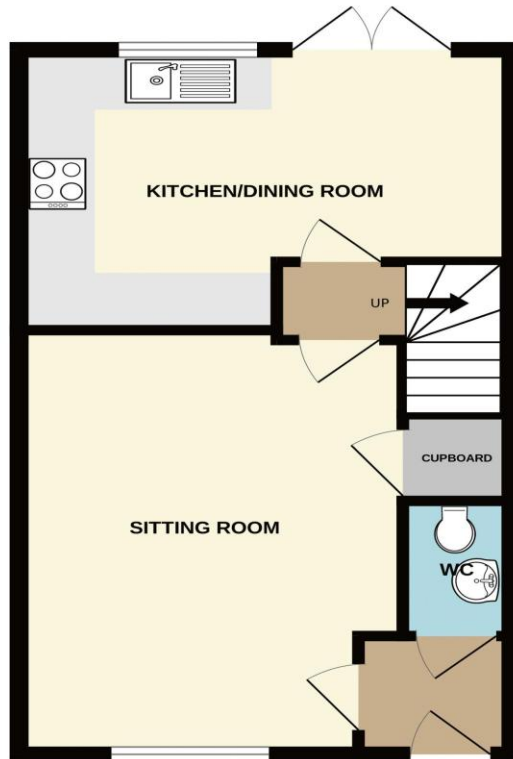
EPC Rating: B

Tenure: Freehold

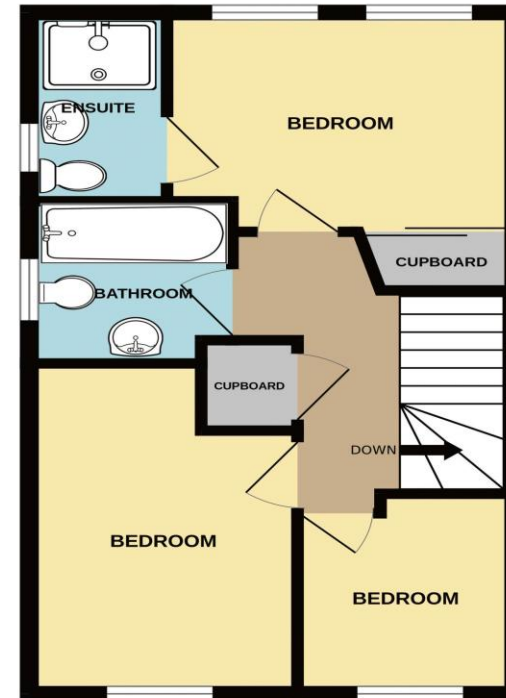
**Guide Price £300,000**  
**Freehold**



GROUND FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR  
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 797 sq.ft. (74.1 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.

[www.markewin.co.uk](http://www.markewin.co.uk)

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