



The Green, Depden, Suffolk, IP29 4BY

MARK · EWIN
BURY ST EDMUNDS

The Green, Depden, Suffolk, IP29 4BY

A substantial and well-presented, four-bedroom detached house with delightful front & rear gardens, ample off-road parking and a garage.

The accommodation on the ground floor offers an entrance hall, welcoming sitting room, family room and snug overlooking the front garden. There is a modern kitchen opening into a dining room and the kitchen offers an attractive range of wall and base level units, a kitchen island and breakfast bar, butler sink and wooden worktops. The property also benefits from a useful ground floor shower room.

Moving to the first floor, a landing leads to four good sized bedrooms. The principal bedroom benefits from an ensuite shower room and the family bathroom completes the accommodation on offer.

Outside, a driveway provides ample off-road parking for multiple vehicles and leads to a single garage. The remainder of the front is mainly laid to lawn hosting a variety of flowers, shrubs and mature trees. To the rear, the garden is enclosed by hedging and fencing with a beautiful field backdrop. There is a large paved patio area leading from the sitting and family room and provides plenty of space for seating and entertaining. The remainder of the garden is laid to lawn with shrubs, trees and flower beds.

Additional Information

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are listed as 'likely' in this area. (Source Ofcom)

Broadband: Standard & Superfast are available in this area. (Source Ofcom)

Services: Mains Electric and Water. Heating via oil fired central heating and drainage via a septic tank. (Please note that none of these services have been tested by the selling agent.)



Directions

Travelling south west along the A134 passing through the village of Horringer and Chedburgh, turn right when entering Depden signposted Depden Green. Continue along this road and the property can be found on the left hand side.

Location

Depden is a village located on the A143 around five miles south-west of Bury St Edmunds. The historic market town of Bury St Edmunds is nearby and provides an excellent range of schooling, shopping, cultural and recreational facilities. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.

Accommodation:

Entrance Hall 6' 0" x 8' 2" (1.84m x 2.49m)

Sitting Room 11' 11" x 18' 10" (3.64m x 5.75m)

Family Room 11' 11" x 12' 10" (3.62m x 3.90m)

Snug 11' 11" x 11' 11" (3.62m x 3.62m)

Kitchen 14' 9" x 13' 0" (4.49m x 3.96m)

Dining Room 12' 4" x 10' 2" (3.77m x 3.09m)

Shower Room 8' 5" x 7' 10" (2.57m x 2.39m)

Landing 16' 3" x 9' 8" (4.96m x 2.94m)

Bedroom 11' 10" x 19' 5" (3.60m x 5.91m)

Ensuite 11' 3" x 9' 1" (3.44m x 2.78m)

Bedroom 14' 7" x 10' 6" (4.45m x 3.19m)

Bedroom 11' 10" x 11' 10" (3.61m x 3.61m)

Bedroom 11' 11" x 8' 0" (3.64m x 2.45m)

Family Bathroom 10' 3" x 7' 0" (3.12m x 2.13m)

Front & Rear Gardens

Driveway

Garage 14' 4" x 17' 8" (4.36m x 5.39m)

Additional Information:

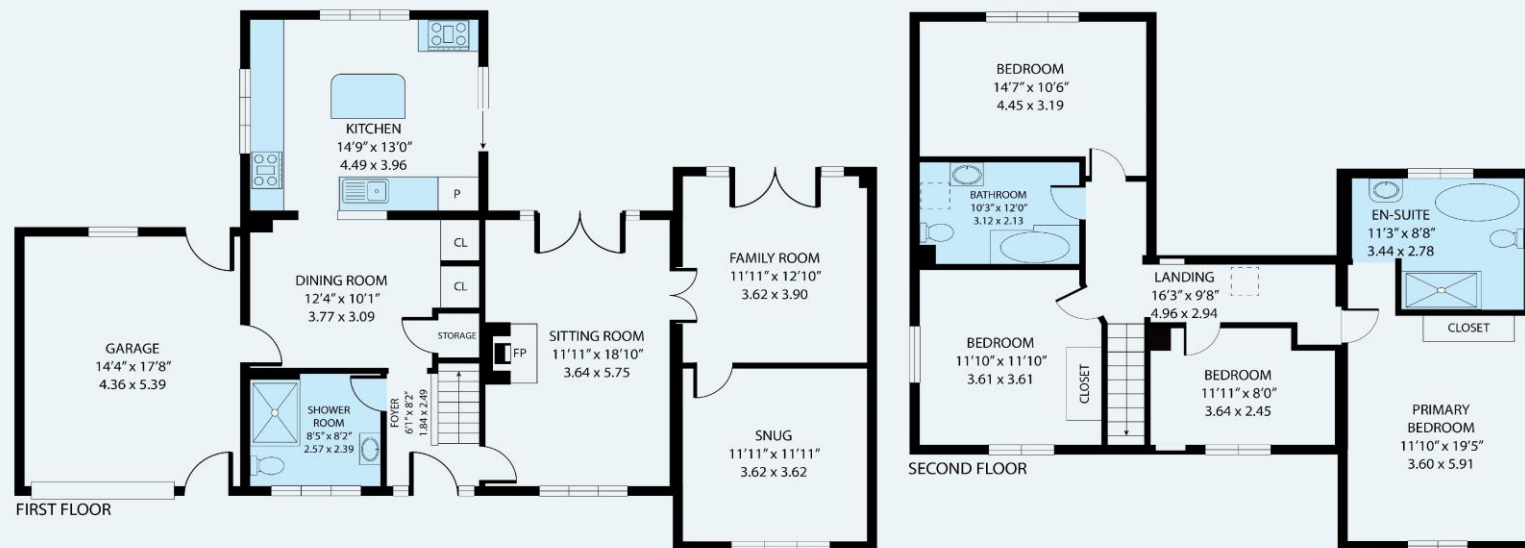
Council Tax Band: F

EPC Rating:

Tenure: Freehold

Guide Price £600,000
Freehold





The Green, Depden, SFK, IP294BY
 TOTAL APPROX. FLOOR AREA 195 SQ.M - 2,111 SQ.FT
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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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