



Lyminster Close, Bury St. Edmunds, Suffolk, IP32 7JF

MARK · EWIN
BURY ST EDMUNDS

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Located on the popular Barton's development of Bury St Edmunds is this well-presented, three-bedroom detached house benefitting from off-road parking and a garage.

The property offers an entrance hall, cloakroom, modern kitchen, dining/family room, welcoming sitting room and a newly refurbished conservatory leading to the garden.

On the first floor, there are three bedrooms, the principal benefits from an ensuite shower room and the family bathroom completes the accommodation on offer.

Outside, a driveway provides off-road parking and leads to the garage. The rear garden is mainly laid to lawn and offers two paved patio areas and is bordered by planted beds.

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 & 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 second right into Kingsworth Road and then turn right into Lyminster Close, where the property will be found.

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

Cloakroom 6' 0" x 2' 11" (1.82m x 0.89m)

Sitting Room 17' 11" x 10' 11" (5.45m x 3.33m)

Kitchen 8' 7" x 13' 4" (2.62m x 4.06m)

Dining/Family Room 9' 0" x 10' 0" (2.74m x 3.05m)

Conservatory 11' 3" x 9' 8" (3.42m x 2.94m)

Landing 6' 8" x 9' 1" (2.02m x 2.76m)

Bedroom 11' 6" x 13' 4" (3.50m x 4.06m)

Ensuite 6' 0" x 6' 8" (1.82m x 2.02m)

Bedroom 11' 6" x 10' 11" (3.50m x 3.33m)

Bedroom 9' 1" x 8' 0" (2.78m x 2.44m)

Bathroom 5' 9" x 6' 10" (1.75m x 2.09m)

Rear Garden

Driveway

Garage

Additional Information:

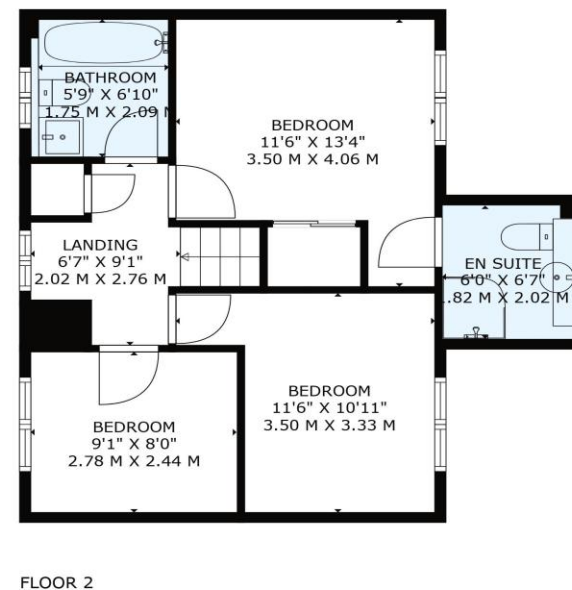
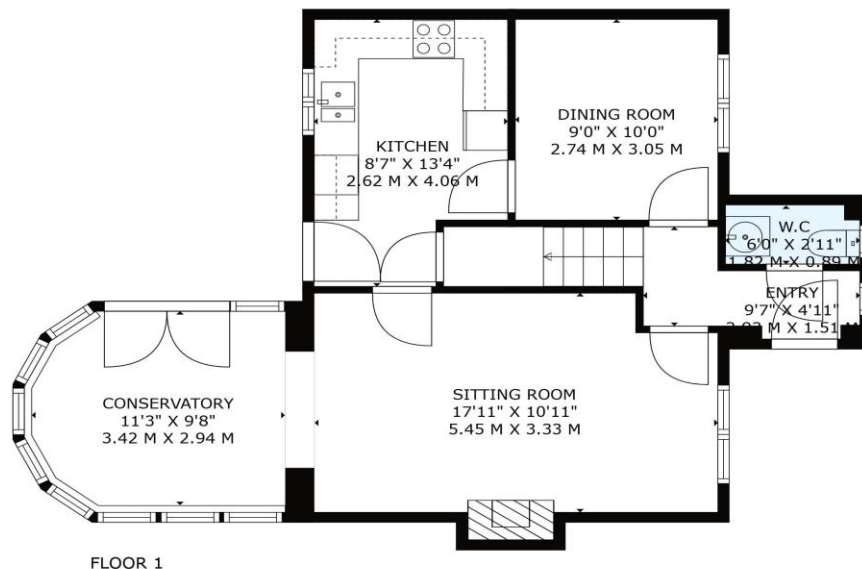
Council Tax Band: D

EPC Rating: TBC

Tenure: Freehold

Offers Over £350,000
Freehold





TOTAL: 1086 sq. ft, 101 m²
 FLOOR 1: 604 sq. ft, 56 m², FLOOR 2: 482 sq. ft, 45 m²
 EXCLUDED AREAS: FIREPLACE: 7 sq. ft, 1 m²
 WALLS: 108 sq. ft, 10 m²

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



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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