



Ousden Road, Hargrave, Suffolk, IP29 5HT

MARK · EWIN
BURY ST EDMUNDS

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Located in the village of Hargrave is this substantial, five-bedroom, semi-detached property with field views, off-road parking and a garage.

The accommodation on the ground floor comprises an entrance hall, sitting room, dining room, fitted kitchen, shower room and a conservatory leading to the garden.

Moving to the first floor, a landing leads to five bedrooms, the principal benefits from an ensuite shower room and walk-in wardrobe. The second bedroom also offers its own bathroom, and a further bedroom offers a walk-in-wardrobe.

Outside, the front garden is mainly laid to lawn with a variety of shrubs and mature trees. A driveway provides ample off-road parking and leads to the garage. To the rear, there is a substantial and delightful rear garden which is mainly laid to lawn and offers a paved patio, shed, greenhouse and hosts a variety of flowers, mature shrubs and trees.

Additional Information

Tenure: Freehold Mobile Coverage: EE, O2, Three & Vodafone are available in this area. (Source Ofcom)

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

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



Directions

Leave Bury St Edmunds on Westley Road into Little Saxham, at Saint Nicholas church turn left and continue on this road into the village of Hargrave. Continue along Bury Road and turn right onto Ousden Road where the property can be found on the right-hand side.

Location

The village of Hargrave benefits from activities centred around the village hall, but also benefits from the vast amenities of nearby Barrow being just 3 miles distant, these include primary school, village shop/post office, and two public houses to name a few.

Accommodation:

Entrance Hall 11' 1" x 6' 4" (3.38m x 1.92m)

Sitting Room 15' 4" x 9' 11" (4.67m x 3.03m)

Dining Room 13' 5" x 10' 2" (4.10m x 3.11m)

WC 4' 10" x 6' 11" (1.48m x 2.12m)

Kitchen 16' 2" x 10' 6" (4.94m x 3.20m)

Conservatory 14' 8" x 9' 11" (4.46m x 3.01m)

Landing 12' 10" x 2' 11" (3.92m x 0.90m)

Bedroom 14' 9" x 9' 4" (4.49m x 2.84m)

Ensuite 6' 5" x 10' 10" (1.96m x 3.29m)

Walk-in-Wardrobe 10' 9" x 6' 7" (3.28m x 2.00m)

Bedroom 9' 9" x 9' 4" (2.96m x 2.85m)

Bathroom 6' 2" x 6' 4" (1.88m x 1.94m)

Bedroom 8' 9" x 11' 8" (2.67m x 3.56m)

Walk-In-Wardrobe 6' 9" x 7' 2" (2.05m x 2.19m)

Bedroom 9' 2" x 12' 11" (2.80m x 3.94m)

Bedroom 9' 2" x 7' 6" (2.79m x 2.29m)

Rear Garden

Garage 16' 1" x 19' 7" (4.89m x 5.97m)

Additional Information:

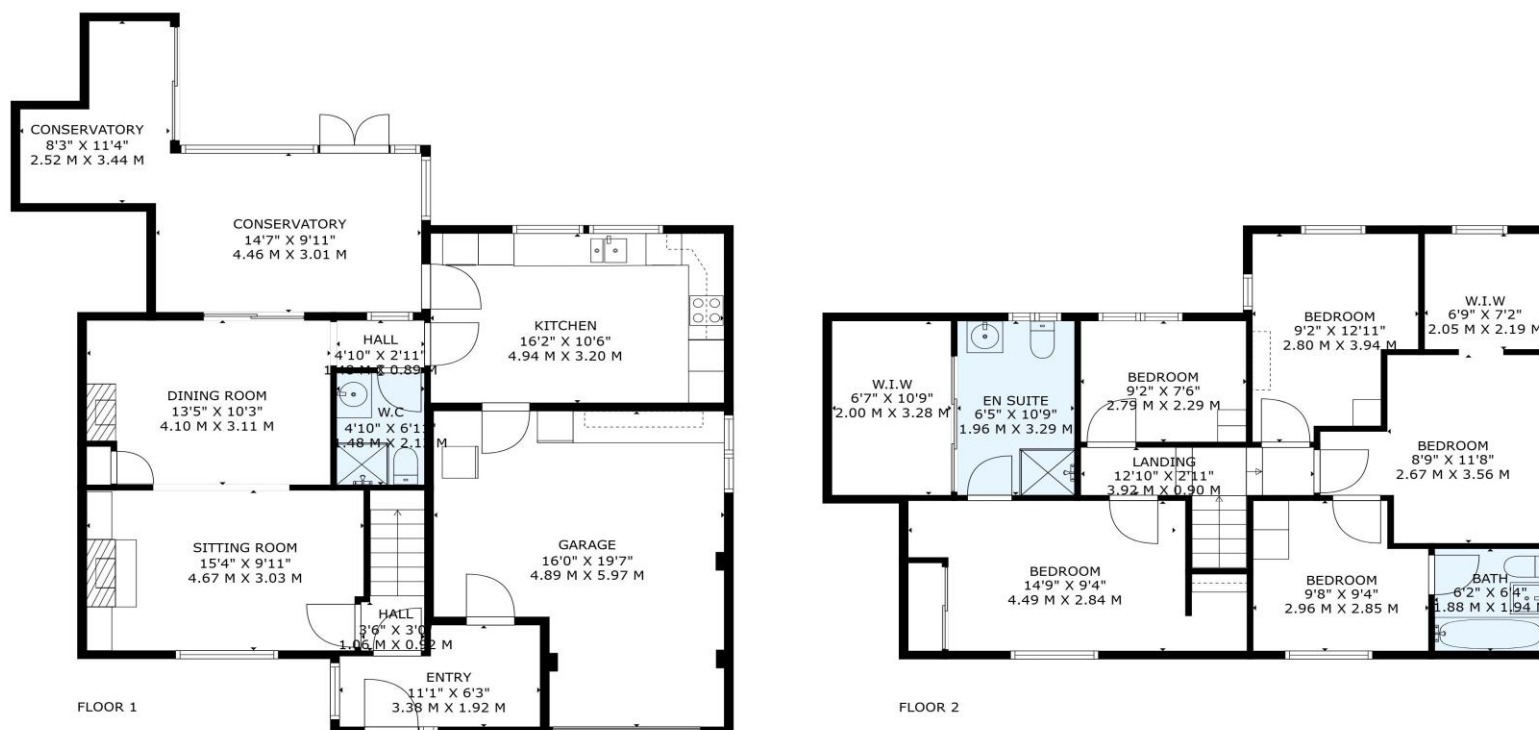
Council Tax Band: C

EPC Rating: TBC

Tenure: Freehold

Offers Over £375,000
Freehold





TOTAL: 1647 sq. ft, 153 m²
 FLOOR 1: 834 sq. ft, 77 m², FLOOR 2: 813 sq. ft, 76 m²
 EXCLUDED AREAS: GARAGE: 272 sq. ft, 25 m², LOW CEILING: 43 sq. ft, 4 m²
 WALLS: 185 sq. ft, 18 m²

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



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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