



Abbots Close, Denham, Suffolk, IP29 5EN

**MARK · EWIN**  
BURY ST EDMUNDS



## Abbots Close, Denham, Bury St. Edmunds, Suffolk, IP29 5EN

A three-bedroom, semi-detached house located in the village of Denham and benefitting from a Detached Gym/Workshop with the potential of being converted to an annexe.

The accommodation on the ground floor comprises an entrance hall, dual aspect sitting room, kitchen/dining room and a good-sized utility room/study with a WC and doors to the garden. On the first floor, there are three bedrooms, the principal with built-in wardrobes and the family bathroom complete with a separate bath and shower.

Outside, a driveway provides off-road parking to the front of the property. To the rear, the garden is mainly laid to lawn with a paved patio, raised decking area and a paved path leading to the gym/workshop. At the end of the garden sits a detached gym/workshop with a wealth of potential to become an annexe with a sitting room/kitchen, two bedrooms and bathroom. This is subject to planning permission.

### Additional Information

Tenure: Freehold

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

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

Services: Mains Electric & Water. Heating via oil fired central heating. Drainage via a communal septic tank.

(Please note that none of these services have been tested by the selling agent.)



### Directions

Leaving Bury St Edmunds on the Westley Road and heading towards Little Saxham continue on this road onto the Bury Road. Follow this road through into Barrow, left at the junction and then right into Denham Lane leading to Barrow Road. Continue along Barrow Road into the village of Denham, continue through the village continuing on this road and Abbots Close can be found on the left hand side.

### Location

Denham is situated around 6 miles from the historic market town of Bury St Edmunds which provides an excellent range of schooling, cultural and recreational facilities. There is a good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.



## Accommodation:

Porch: 6' 0" x 4' 5" (1.83m x 1.34m)

Hallway: 6' 0" x 3' 1" (1.83m x 0.93m)

Sitting Room: 11' 7" x 16' 9" (3.52m x 5.11m)

Kitchen: 15' 0" x 16' 10" (4.57m x 5.12m)

Utility Room: 15' 1" x 13' 1" (4.59m x 3.99m)

Cloakroom: 5' 4" x 4' 2" (1.63m x 1.27m)

Landing: 10' 8" x 6' 0" (3.25m x 1.83m)

Bedroom: 11' 9" x 10' 6" (3.57m x 3.19m)

Bedroom: 13' 0" x 10' 6" (3.97m x 3.19m)

Bedroom: 7' 11" x 8' 8" (2.42m x 2.65m)

Bathroom: 10' 2" x 6' 0" (3.11m x 1.83m)

Rear Garden

Gym/Workshop: 27' 11" x 24' 0" (8.50m x 7.31m)

Gym/Workshop (Room 1): 13' 8" x 7' 10" (4.17m x 2.38m)

Gym/Workshop (Room 2): 9' 5" x 14' 0" (2.87m x 4.27m)

Gym/Workshop (Room 3): 7' 0" x 8' 0" (2.13m x 2.44m)

## Additional Information:

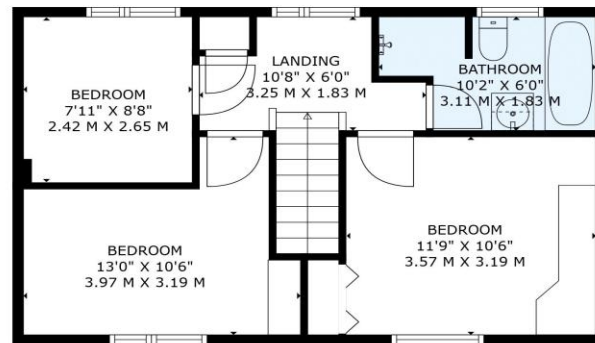
Council Tax Band: B

EPC Rating: E

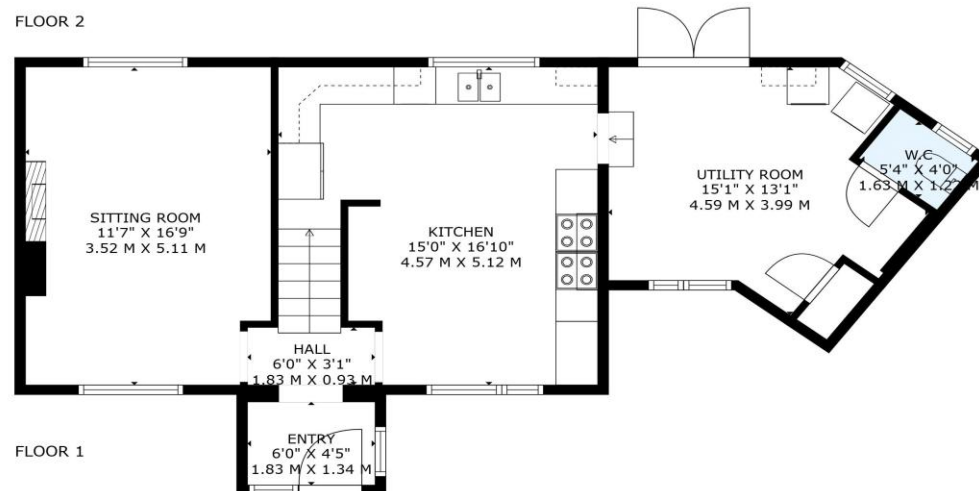
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Offers Over £300,000  
Freehold





FLOOR 2



FLOOR 1

**TOTAL: 1117 sq. ft, 104 m2**  
 FLOOR 1: 665 sq. ft, 62 m2, FLOOR 2: 452 sq. ft, 42 m2

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



**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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