



The Street, Hepworth, IP22 2PS

MARK · EWIN
BURY ST EDMUNDS

The Street, Hepworth, Diss, IP22 2PS

A well presented, three-bedroom detached bungalow located in the village of Hepworth with field views to the rear, off-road parking and a car port.

The accommodation comprises a welcoming entrance hall, beautifully presented sitting room with a wood burner, open plan kitchen/breakfast room, three bedrooms and a modern bathroom. The kitchen offers an attractive range of wall and base level units, a built-in dishwasher and space for a washing machine and fridge/freezer. There is also a useful breakfast bar. Beyond the kitchen is a further dining area which offers plenty of space for a table and chairs and has sliding doors leading to the conservatory.

Outside, the front garden is laid to lawn and a driveway provides ample off-road parking and leads to the car port. To the rear, there is a delightful garden with a paved patio, lawned area and planted beds hosting a variety of flowers and shrubs. There is also a workshop attached to an outside studio which could be used as a summerhouse, gym or office with French doors to the garden.

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 and Drainage. Heating via oil fired central heating.

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



Directions

Heading north east along the A134 heading towards Diss, continue past the village of Stanton, on your left will be the turning for Hepworth, continue along The Street and the property will be located on the left hand side.

Location

Hepworth is conveniently placed between the Towns of Diss and Bury St Edmunds. Diss lies approximately 10 miles to the east and has a mainline railway station with links to London Liverpool Street. Diss also offers a wide range of shops and amenities, 13 miles to the west is the town of Bury St Edmunds. The historic market town of Bury St Edmunds 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 15' 8" x 5' 7" (4.77m reducing to 3.54m x 1.70m reducing to 1.25m)

Sitting Room 13' 7" x 13' 1" (4.14m x 4.00m)

Kitchen/Breakfast Room 22' 3" x 10' 11" (6.78m reducing to 2.66m x 3.33m reducing to 3.01m)

Bedroom 12' 9" x 11' 1" (3.89m x 3.39m)

Bedroom 10' 11" x 11' 0" (3.33m x 3.35m)

Bedroom 11' 1" x 9' 4" (3.39m reducing to 2.93m x 2.85m)

Bathroom 6' 6" x 5' 3" (1.97m x 1.61m)

Conservatory 21' 6" x 7' 5" (6.55m x 2.26m)

Front & Rear Garden

Outside Studio 15' 5" x 7' 6" (4.71m x 2.28m)

Workshop 16' 4" x 10' 9" (4.98m x 3.27m)

Carport

Additional Information:

Council Tax Band: C

EPC Rating: D

Tenure: Freehold

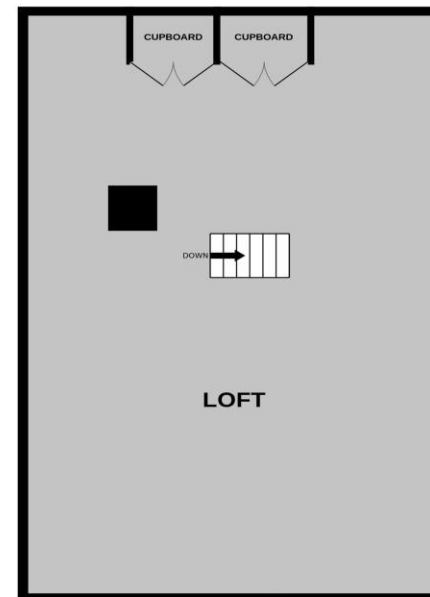
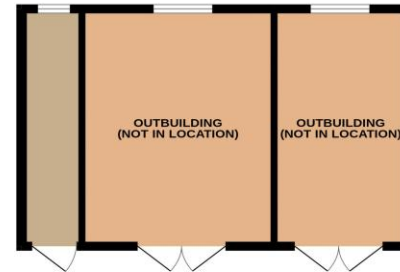
Guide Price £400,000
Freehold





TOTAL FLOOR AREA : 2341 sq.ft. (217.5 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.

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