



Sherborne Road, Bury St. Edmunds, Suffolk, IP33 2EN

**MARK · EWIN**  
BURY ST EDMUNDS



## Sherborne Road, Bury St. Edmunds, Suffolk, IP33 2EN

A four-bedroom detached family home on the west side of town on the popular Horringer Court Estate.

The ground floor offers well-presented accommodation to include an entrance hall, cloakroom, welcoming sitting room with a woodburner and kitchen/dining room. The kitchen offers an attractive range of wall and base level units and incorporates a built-in oven, gas hob and extractor over. There is also space for a dishwasher and washing machine. On the first floor there are four bedrooms, all with built-in wardrobes and a modern family bathroom completes the accommodation.

Outside the property has an enclosed rear garden with a lawned area. There is also parking and garage.

### Additional Information

Tenure: Freehold

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

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

Services: Mains Gas, Electric, Water and Drainage. Heating via gas central heating.

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

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### Directions

Proceed out of Bury on the Horringer Road towards Haverhill and take the second right hand turning onto Glastonbury Road. Take the next right into Sherborne Road where the property can 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 5' 3" x 4' 11" (1.59m x 1.49m)

Cloakroom 4' 11" x 4' 9" (1.49m x 1.44m)

Sitting Room 16' 11" x 10' 3" (5.15m x 3.13m)

Kitchen 12' 6" x 11' 9" (3.82m x 3.57m)

Dining Area 11' 9" x 9' 7" (3.57m x 2.92m)

First Floor Landing 10' 2" x 2' 9" (3.10m x 0.84m)

Bedroom One 11' 9" x 11' 8" (3.57m x 3.55m)

Bedroom Two 11' 8" x 10' 3" (3.55m x 3.13m)

Bedroom Three 10' 2" x 8' 10" (3.09m x 2.68m)

Bedroom Four 10' 2" x 6' 0" (3.09m x 1.84m)

Family Bathroom 6' 10" x 7' 0" (2.08m x 2.14m)

Gardens

Garage

### Additional Information:

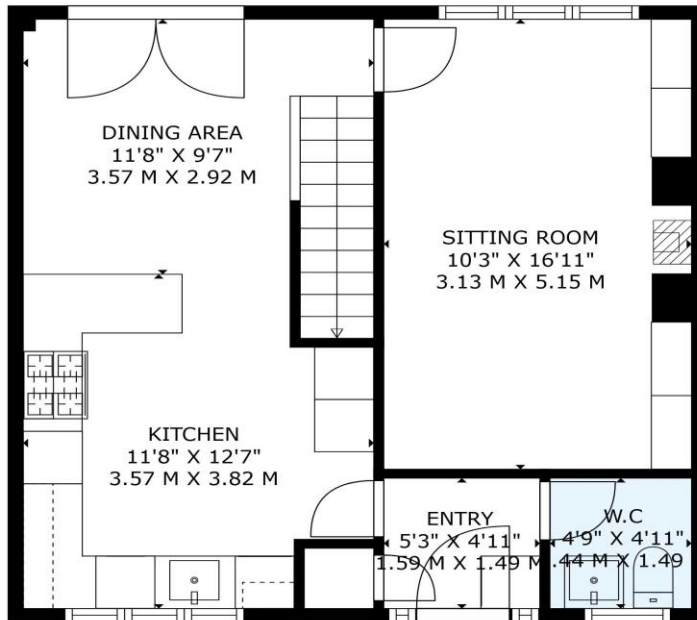
Council Tax Band: D

EPC Rating: D

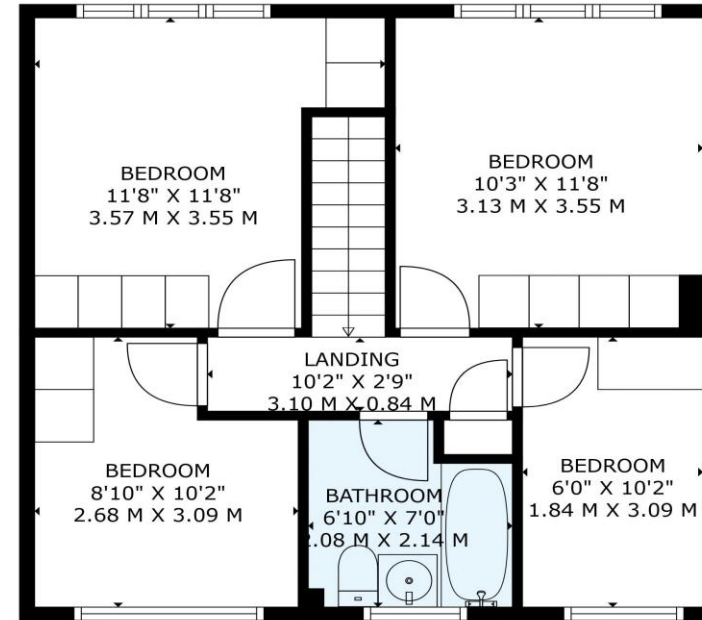
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**Offers Over £325,000**  
**Freehold**





FLOOR 1



FLOOR 2

**TOTAL: 986 sq. ft, 92 m2**  
 FLOOR 1: 493 sq. ft, 46 m2, FLOOR 2: 493 sq. ft, 46 m2  
 WALLS: 92 sq. ft, 8 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.

[www.markewin.co.uk](http://www.markewin.co.uk)

01284 217530 team@markewin.co.uk

77 St Johns Street, Bury St Edmunds

Suffolk, IP33 1SQ

