



Bowbeck, Bardwell, Bury St. Edmunds, IP31 1BA

**MARK EWIN**  
BURY ST EDMUNDS

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Edmunds, IP31 1BA

A three-bedroom, semi-detached house located on the outskirts of Bardwell and offering ample off-road parking, a car port and garage.

The accommodation on the ground floor comprises a sitting room, dining room, fitted kitchen, shower room and conservatory leading to the garden. Upstairs, three bedrooms can be found.

Outside, parking is offered via a driveway leading to the single garage and car port to the side. The front garden is mainly laid to lawn with planted beds hosting a variety of flowers and shrubs. To the rear, the property benefits from multiple outbuildings and a patio area.

#### Additional Information

Tenure: Freehold

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

(Source Ofcom)

Broadband: Standard is available in this area. (Source Ofcom)

Services: Mains Electric & Water. Heating via Fischer heating and drainage via a septic tank.

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



#### Directions

From Bury St Edmunds proceed north east on the A143 towards Diss, passing the villages of Great Barton and Ixworth. After Ixworth turn left at the roundabout onto the A1088. Take the next right to Bardwell. Proceed into the village on Bardwell Road. Continue onto Low Street and then turn right onto Quaker Lane. Continue along the road onto Up Street and then Spring Lane. At the crossroads, turn right onto Bardwell Road where the property can be found on the left hand side.

#### Location

The village of Bardwell situated between Ixworth and Stanton and offers amenities to include village shop, post office, primary school, playing field and a village hall. Bardwell is situated approximately 10 miles from Bury St Edmunds and provides excellent access to the A14 dual carriageway, linking Stowmarket (with its main line rail link to London), Newmarket, Cambridge and London via the M11 motorway.

## Accommodation:

Sitting Room 17' 11" x 12' 2" (5.46m x 3.72m)

Dining Room 12' 3" x 9' 7" (3.74m x 2.91m)

Kitchen 12' 8" x 8' 10" (3.87m reducing to 2.85m x 2.69m)

Shower Room 8' 10" x 5' 0" (2.70m x 1.52m)

Conservatory 14' 7" x 7' 1" (4.44m x 2.17m)

Landing 8' 6" x 5' 5" (2.59m x 1.65m)

Bedroom 12' 2" x 9' 5" (3.71m x 2.86m)

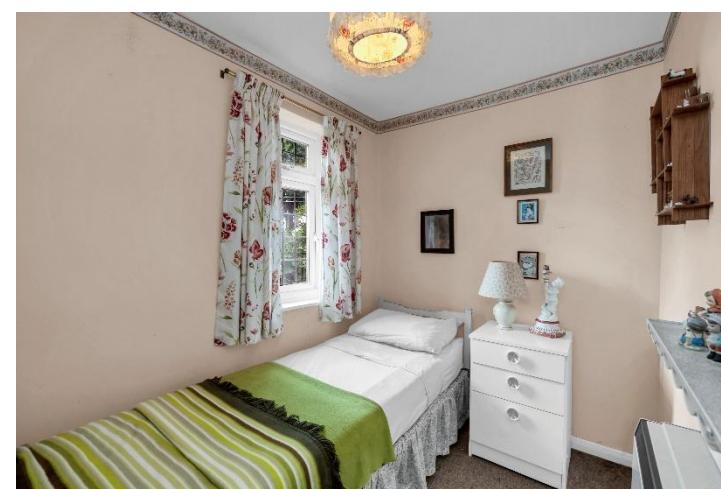
Bedroom 9' 1" x 11' 9" (2.78m x 3.57m)

Bedroom 8' 4" x 5' 10" (2.55m x 1.77m)

Garden

Driveway

Garage 19' 10" x 10' 8" (6.04m x 3.25m)



## Additional Information:

Council Tax Band: B

EPC Rating: E

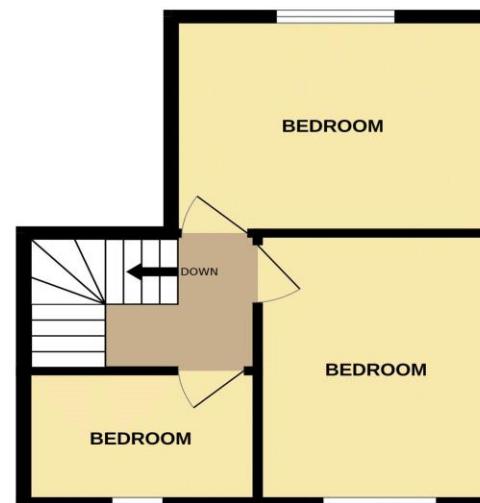
Tenure: Freehold

Offers Over £300,000  
Freehold

GROUND FLOOR  
582 sq.ft. (54.1 sq.m.) approx.



1ST FLOOR  
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA: 909 sq.ft. (84.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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