



Walnut Tree Cottages , Great Saxham, Suffolk, IP29 5JP

MARK · EWIN
BURY ST EDMUNDS

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Located in the village of Great Saxham is this four-bedroom, semi-detached house offering spacious accommodation and off-road parking. The accommodation on the ground floor offers an entrance porch and hallway, a sitting room, dining room, fitted kitchen and conservatory leading to the garden. There is also a useful utility/WC located off the hallway. Moving to the first floor, there are four bedrooms along with a family bathroom and storage cupboard on the landing.

Outside the rear garden is mainly laid to lawn and enclosed by fencing with field views to the rear, it also benefits from a patio area and sheds. To the front, there is a good size front garden, with a block paved driveway offering ample off road parking and pathway leading to the front door.

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



Directions

Proceed out of Bury along Westley Road and out of the town. Continue along this road through Little Saxham at the S bends and into Great Saxham. Turn left at the crossroad onto Twites Corner, the property will then be found further down on the right hand side.

Location

Great Saxham is a charming and picturesque village nestled just under 5 miles west of Bury St Edmunds. In close proximity, you'll find the village of Barrow, which boasts a wide array of local amenities. Among them are two convenient stores, a Post Office, two welcoming public houses, two garages, a primary school, a doctors surgery, and a pharmacy.

Accommodation:

Entrance Porch 8' 5" x 3' 10" (2.56m x 1.17m)

Hallway 10' 0" x 5' 11" (3.04m x 1.80m)

Sitting Room 12' 8" x 12' 7" (3.85m x 3.83m)

Dining Room 10' 7" x 8' 6" (3.23m x 2.58m)

Kitchen 12' 7" x 10' 8" (3.84m x 3.25m)

Utility 7' 11" x 4' 4" (2.41m x 1.32m)

Conservatory 11' 2" x 9' 5" (3.41m x 2.87m)

Landing 11' 2" x 8' 5" (3.41m reducing to 1.78m x 2.56m)

Bedroom 11' 8" x 10' 8" (3.56m x 3.26m)

Bedroom 12' 4" x 10' 6" (3.77m x 3.19m)

Bedroom 9' 4" x 7' 10" (2.85m x 2.38m)

Bedroom 8' 2" x 7' 11" (2.50m x 2.41m)

Bathroom 10' 8" x 5' 5" (3.26m x 1.66m)

Front & Rear Gardens

Driveway

Workshop

Additional Information:

Council Tax Band: C

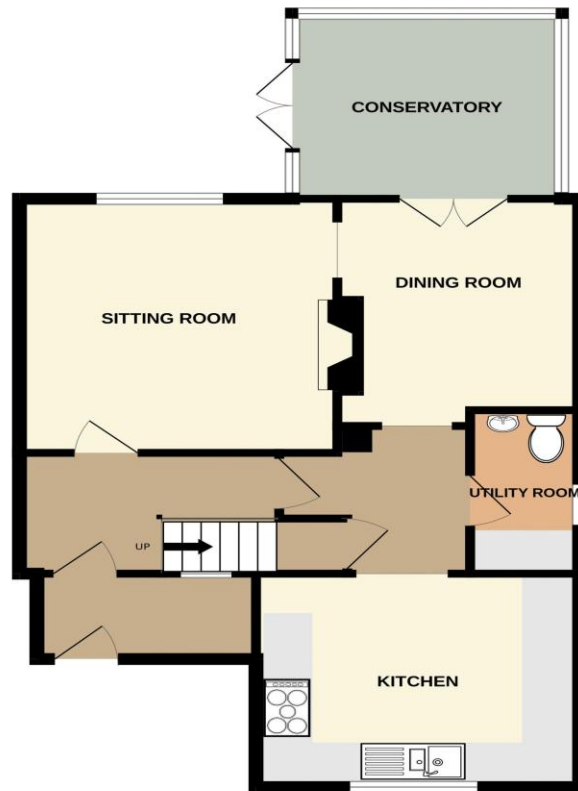
EPC Rating: D

Tenure: Freehold

Offers in Excess of £400,000
Freehold



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1195sq.ft. (111.0 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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