



Kingfisher Road, Bury St. Edmunds, Suffolk, IP32 7GA

MARK · EWIN
BURY ST EDMUNDS

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A substantial four-bedroom detached family home situated on the sought-after Moreton Hall development in Bury St Edmunds. The property offers well-balanced accommodation arranged over three floors.

On the ground floor, the entrance hall leads to a welcoming sitting room, a separate dining room, and a spacious kitchen/breakfast room. The kitchen features an attractive range of wall and base units and includes a built-in oven, hob, and extractor.

The first floor offers two bedrooms, one benefiting from an ensuite shower room and built-in wardrobe, along with a study and a family bathroom.

On the second floor, there are two further bedrooms, including the principal suite, which enjoys a dressing area and ensuite shower room.

Outside, the property provides off-road parking via a driveway to the side, which leads to the former garage. The rear garden is mainly laid to lawn with a paved patio area and enclosed by fencing. From the patio, there is access to the former garage, now external studio, ideal as a home office, creative workspace, or garden room.

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 & Drainage. Heating via gas central heating. (Please note that none of these services have been tested by the selling agent.)



Directions

Travelling along Mount Road, turn left on to Bradbrook Close and right into Kingfisher Road, the property will be located on your right hand side at the end of the cul-de-sac.

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' 10" x 14' 11" (1.79m x 4.55m)

Sitting Room 15' 0" x 14' 8" (4.57m x 4.47m)

Dining Room 9' 7" x 13' 1" (2.93m x 3.98m)

Kitchen/Breakfast Room 10' 4" x 14' 10" (3.15m x 4.53m)

Landing 11' 11" x 14' 11" (3.63m x 4.55m)

Bedroom 12' 10" x 12' 2" (3.90m x 3.72m)

Ensuite 6' 10" x 5' 0" (2.08m x 1.52m)

Bedroom 15' 0" x 12' 8" (4.58m x 3.85m)

Study 7' 1" x 8' 6" (2.15m x 2.58m)

Bathroom 5' 8" x 6' 2" (1.73m x 1.87m)

Landing 4' 1" x 3' 3" (1.24m x 0.98m)

Bedroom 12' 9" x 13' 7" (3.88m x 4.13m)

Dressing Area 9' 11" x 6' 5" (3.02m x 1.95m)

Ensuite 9' 0" x 5' 7" (2.74m x 1.71m)

Bedroom 9' 0" x 14' 11" (2.74m x 4.54m)

Rear Garden

Outside Studio 8' 9" x 12' 3" (2.67m x 3.73m)

Driveway

Additional Information:

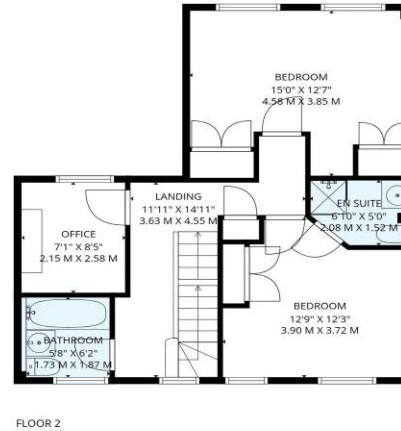
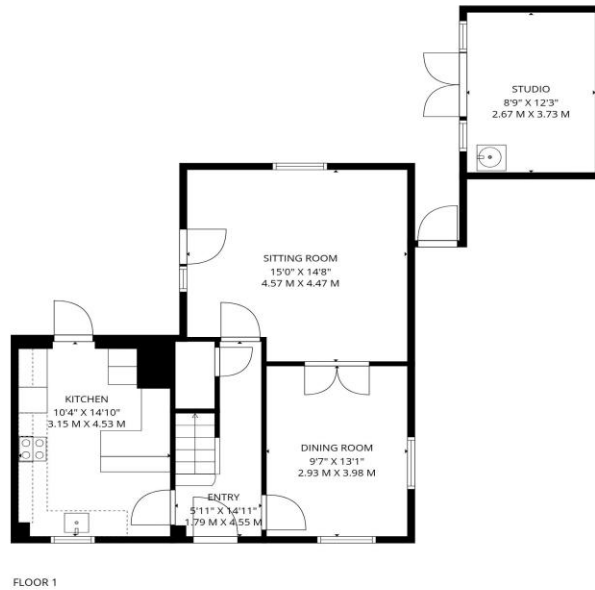
Council Tax Band: E

EPC Rating: D

Tenure: Freehold

Asking Price £475,000
Freehold





TOTAL: 1806 sq. ft, 168 m2
FLOOR 1: 700 sq. ft, 65 m2, FLOOR 2: 593 sq. ft, 55 m2, FLOOR 3: 513 sq. ft, 48 m2
EXCLUDED AREAS: WALLS: 191 sq. ft, 17 m2

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



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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