



Fen Road, Pakenham, Bury St. Edmunds, Suffolk, IP31 2LS

MARK · EWIN
BURY ST EDMUNDS

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Edmunds, Suffolk, IP31 2LS

Presenting an exquisite four/five bedroom detached chalet bungalow, available for purchase in the charming village of Pakenham.

Upon entering, you'll be welcomed by an inviting entrance hall leading to a dual-aspect sitting room, a well-appointed kitchen, a dedicated study, a convenient shower-room and two generously sized bedrooms on the ground floor.

The property also boasts a delightful sun room / dining room at the rear, providing a scenic view of the expansive garden.

Ascending to the upper level, you'll find two more bedrooms, including an ensuite, and a well-designed bathroom for added convenience.

Outside there is a beautifully landscaped garden, predominantly laid to lawn and complemented by borders featuring an array of plants and shrubs. The rear of the property showcases a spacious patio area extending from the sun room – an ideal space for hosting gatherings with friends and family, offering a perfect blend of indoor and outdoor living.

To the front of the property, there is a large driveway for ample off road parking along with a single garage ideal for extra storage space.

Additional Information:

Tenure: Freehold

Council Tax Band: D £1,993.41 (Source West Suffolk)

EPC Rating: D

Services: Mains electricity, drainage and water.

Heating: Oil fired central heating. Please note none of the services have been tested by the selling agent.



Directions

Leave Bury St Edmunds on the A143 toward Diss. Continue through the village of Great Barton and turn right onto Thurston Road. Take the next left onto Pakenham Road and follow until you reach the street in Pakenham. Bear left onto Fen road and bear left again and the property will be found on the right-hand side.

Location

Pakenham is a village with local facilities including a village post office / store, church, village hall and the historic watermill and windmill. Just under 6 miles, 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.

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Accommodation:

Porch 7' 9" x 6' 8" (2.37m x 2.04m)

Sitting Room 24' 3" x 11' 5" (7.39m x 3.47m)

Kitchen 10' 8" x 10' 8" (3.25m x 3.24m)

Shower Room 7' 7" x 6' 11" (2.32m x 2.12m)

Sun Room 24' 1" x 8' 4" (7.34m x 2.55m)

Bedroom One 19' 0" x 12' 10" (5.78m x 3.91m)

Bedroom Two 12' 10" x 11' 7" (3.91m x 3.52m)

Bathroom 7' 4" x 6' 4" (2.23m x 1.93m)

En-suite 4' 8" x 4' 4" (1.42m x 1.33m)

Bedroom Three / Playroom 12' 8" x 10' 6" (3.87m x 3.21m)

Bedroom Four 10' 9" x 8' 2" (3.27m x 2.49m)

Study 8' 11" x 7' 7" (2.72m x 2.31m)

Garage 23' 11" x 9' 0" (7.29m x 2.75m)

Additional Information:

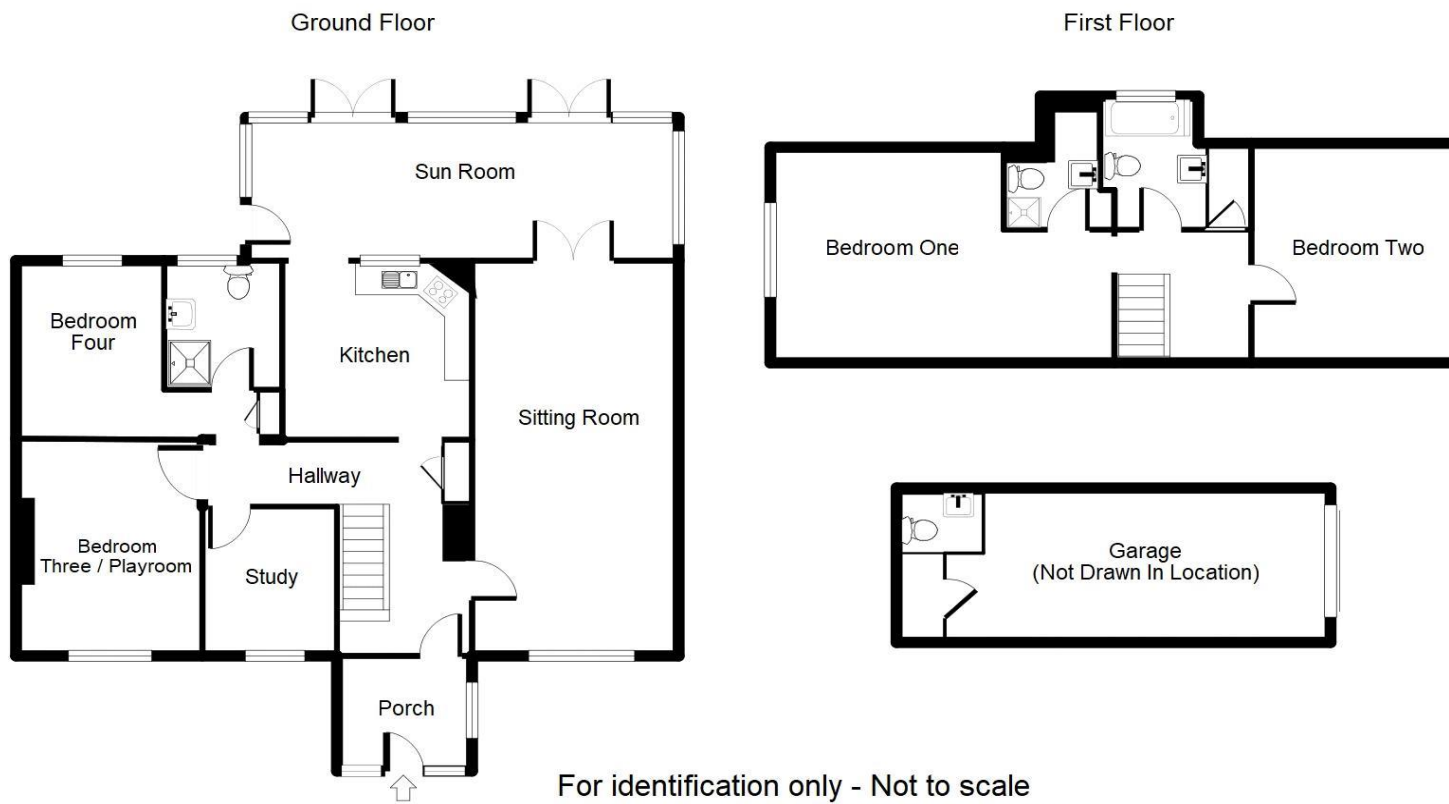
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Offers Over £450,000
Freehold





For identification only - Not to scale
(c) Visual Floor Planner

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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