



Anderson Walk, Bury St. Edmunds, Suffolk, IP32 6QP

**MARK EWIN**  
BURY ST EDMUNDS

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Suffolk, IP32 6QP

A well-presented, three-bedroom family home with off-road parking and a garage.

The accommodation on the ground floor comprises an entrance porch, welcoming sitting room, modern kitchen/breakfast room with bi-fold doors leading to the garden. The kitchen offers an attractive range of wall and base level units with a breakfast bar and plenty of space for a table and chairs. There are also built-in appliances to include an oven, electric hob, wine cooler and dishwasher. The ground floor also offers a bathroom and useful utility room which provides further storage, a butler sink and worktop space.

Moving to the first floor, there are three bedrooms along with a family bathroom, featuring a shower over bath.

Outside, parking is offered via a driveway to the front along with a single garage. The rear garden is mainly laid to lawn with a paved patio area.

#### 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

Proceed out of Bury via Fornham Road, at the traffic lights turn left onto Tollgate Lane and take the right hand turning onto Lancaster Avenue and immediate left on to Northumberland Avenue. Follow this road until you see a left hand turning into St Olaves Road and at the roundabout go straight over and then turn right into Oakes Road, take the second turning on the right into Anderson Walk and the property can be found at the end of the road and into 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 Porch 5' 9" x 2' 11" (1.76m x 0.88m)

Sitting Room 15' 0" x 14' 2" (4.58m x 4.33m)

Kitchen/Breakfast Room 15' 1" x 17' 10" (4.59m reducing to 3.34m x 5.43m reducing to 2.88m)

Utility Room 12' 9" x 6' 9" (3.89m x 2.07m)

Ground Floor Bathroom 7' 5" x 7' 5" (2.27m x 2.25m)

Landing 9' 0" x 4' 6" (2.74m x 1.36m)

Bedroom 12' 6" x 10' 2" (3.80m reducing to 3.34m x 3.11m reducing to 2.50m)

Bedroom 11' 1" x 10' 3" (3.39m reducing to 2.91m x 3.12m reducing to 2.54m)

Bedroom 8' 0" x 6' 7" (2.45m x 2.01m)

Bathroom 6' 6" x 6' 6" (1.98m x 1.97m)

Garden

Parking & Garage

## Additional Information:

Council Tax Band: B

EPC Rating: TBC

Tenure: Freehold

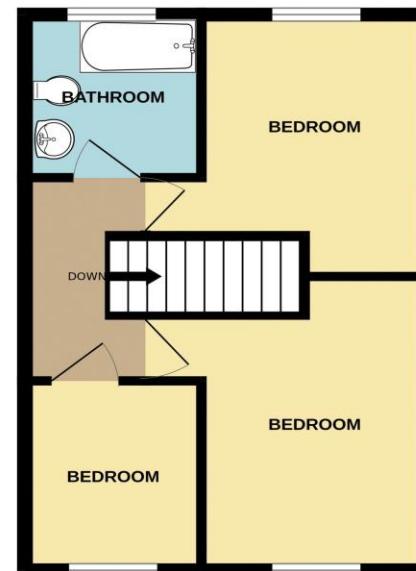
Offers Over £280,000  
Freehold



GROUND FLOOR  
601 sq.ft. (55.8 sq.m.) approx.



1ST FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 956 sq.ft. (88.8 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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