



Hasted Close, Bury St. Edmunds, Suffolk, IP33 2UA

MARK · EWIN
BURY ST EDMUNDS

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An extended, three-bedroom property situated adjacent to the woodland and peaceful countryside and on the popular west side of Bury St Edmunds.

The property has been upgraded and modernized by the current owners including new windows, doors, boiler, fuse box and external redecoration.

The accommodation on the ground floor includes an entrance hall, spacious sitting room and an open plan kitchen/dining room with doors leading to the garden. From the hallway, there is also access to a recently renovated, modern shower room. Moving to the first floor, a landing leads to three bedrooms along with a family bathroom.

Outside, the front garden is laid to lawn, and parking is offered via a driveway leading to the single garage. To the rear, the garden is also laid to lawn with a seating area, mature trees and is enclosed by fencing. At the rear of the garage, there is also an additional room which could be used as a study space, garden room or annexe if desired.

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 on the Horringer Road and take the second right hand turning onto Glastonbury Road. Turn left onto Wigston Road and then left onto Hasted Close where the property can be found at the end of the road.

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 13' 8" x 8' 10" (4.16m x 2.70m reducing to 1.26m)

Sitting Room 21' 3" x 15' 11" (6.47m x 4.84m)

Kitchen 11' 11" x 12' 9" (3.62m x 3.88m)

Family Room 15' 9" x 9' 3" (4.81m x 2.81m)

Ground Floor Shower Room 8' 1" x 5' 0" (2.46m x 1.53m)

Landing 10' 1" x 6' 0" (3.07m x 1.82m)

Bedroom 16' 1" x 11' 2" (4.89m x 3.40m)

Bedroom 9' 7" x 8' 9" (2.93m x 2.66m)

Bedroom 9' 8" x 7' 0" (2.94m x 2.14m)

Bathroom 6' 0" x 5' 7" (1.84m x 1.71m)

Front & Rear Gardens

Driveway

Garage 16' 5" x 8' 5" (5.00m x 2.56m)

Outbuilding 12' 7" x 8' 2" (3.84m x 2.50m)

Additional Information:

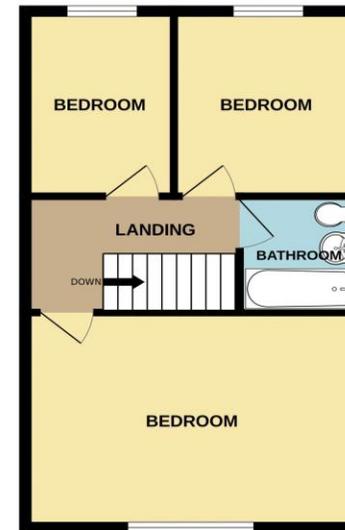
Council Tax Band: C

EPC Rating: C

Tenure: Freehold

**Offers in Excess of £350,000
Freehold**





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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