



Hospital Road, Bury St. Edmunds, Suffolk, IP33 3JU

MARK EWIN
BURY ST EDMUNDS

A beautifully presented three-bedroom home, ideally situated within easy reach of the Town Centre, Ickworth Park and Hardwick Heath. The property offers spacious, versatile accommodation arranged over four floors.

The ground floor comprises a welcoming entrance hall, a charming sitting room, and an impressive kitchen/dining room featuring a walk-in pantry and doors opening directly onto the garden. The lower ground floor provides two additional rooms, currently utilised as a cosy snug and a study, offering excellent flexibility. The snug boasts an attractive exposed brick fireplace and provides access to a workshop, which in turn leads out to the garden.

On the first floor, there are two well-proportioned bedrooms and a stylish modern family bathroom. The second floor is dedicated to the principal bedroom, complete with built-in storage and a contemporary ensuite shower room, creating a private and peaceful retreat. Externally, the property enjoys a generously sized rear garden, predominantly laid to lawn, with a pathway leading to the far end. The garden is well stocked with a variety of mature shrubs and trees and benefits from a paved patio area, along with a further raised terrace adjacent to the kitchen/dining room. Parking is available via a residents' permit scheme through West Suffolk Council.

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

From the town centre proceed out of town along Out Westgate A143, at the traffic lights with the BP garage turn right into Petticoat Lane and then bear right onto Hospital Road where the property can be found.

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 10' 3" x 15' 11" (3.12m x 4.85m)

Sitting Room 10' 7" x 13' 1" (3.22m x 3.99m)

Dining Room 14' 1" x 12' 6" (4.28m x 3.81m)

Kitchen 7' 7" x 10' 10" (2.31m x 3.31m)

Landing 14' 1" x 5' 5" (4.28m x 1.66m)

Bedroom 14' 1" x 10' 8" (4.28m x 3.26m)

Bedroom 10' 11" x 11' 11" (3.33m x 3.63m)

Bathroom 7' 7" x 9' 7" (2.32m x 2.93m)

Bedroom 14' 1" x 28' 9" (4.28m x 8.76m)

Ensuite 7' 3" x 1' 1" (2.21m x 0.33m)

Snug 14' 1" x 12' 6" (4.28m x 3.80m)

Study 10' 6" x 10' 8" (3.21m x 3.25m)

Workshop 7' 8" x 13' 5" (2.33m x 4.08m)

Rear Garden

Additional Information:

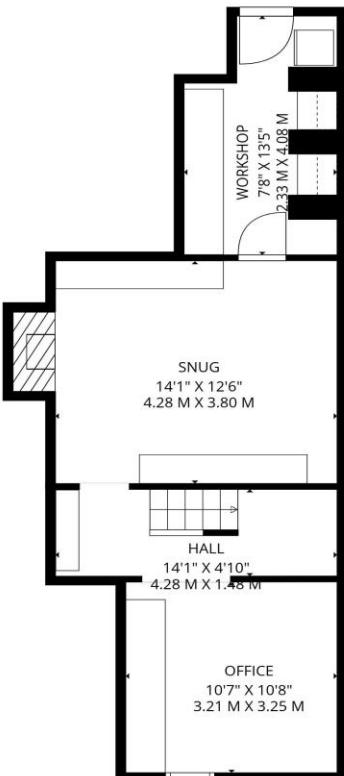
Council Tax Band: C

EPC Rating: C

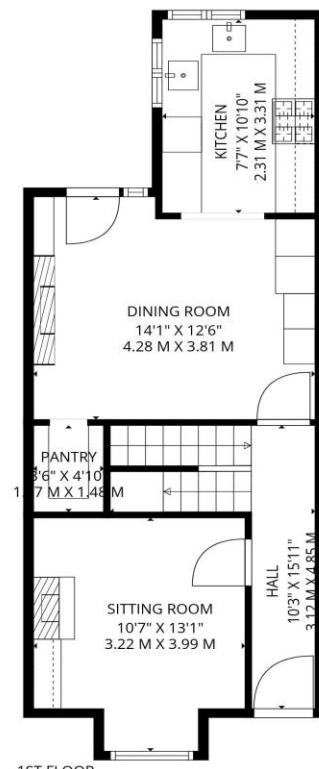
Tenure: Freehold

Offers Over £500,000
Freehold





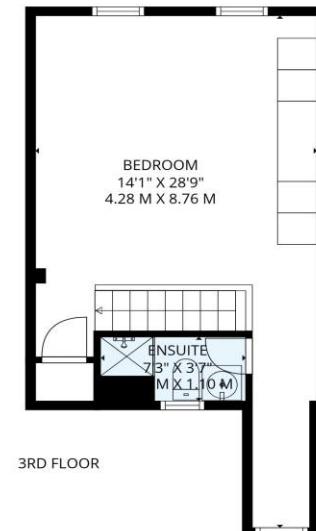
BASEMENT 1



1ST FLOOR



2ND FLOOR



3RD FLOOR

TOTAL: 1669 sq. ft, 155 m²
 Basement 1: 370 sq. ft, 34 m², 1st floor: 492 sq. ft, 46 m², 2nd floor: 480 sq. ft, 45 m², 3rd floor: 327 sq. ft, 30 m²
 EXCLUDED AREAS: WORKSHOP: 92 sq. ft, 9 m², FIREPLACE: 10 sq. ft, 1 m², WALLS: 151 sq. ft, 13 m²

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



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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