



Airfield Road, Bury St. Edmunds, Suffolk, IP32 7PJ

**MARK · EWIN**  
BURY ST EDMUNDS

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Suffolk, IP32 7PJ

Located on the popular Moreton Hall development in Bury St Edmunds is this well-presented, three bedroom, link detached home. The property benefits from spacious accommodation and off road parking.

The property features on the ground floor, a welcoming entrance hall, cloakroom, sitting room with French doors leading into the garden and a kitchen dining area. Moving to the first floor, the property offers three bedrooms, the principal bedroom benefits from an en-suite shower room and also from built-in wardrobes. The family bathroom completes the accommodation.

Outside, the enclosed rear garden is mainly laid to lawn with a patio area and a gate leading to the parking area. There are planted beds providing a variety of flowers and shrubs and a garden shed for extra storage.

Agents Note: This property is also available to purchase as a 50% shared ownership. Ask agent for more details.



#### Directions

From Sainsburys continue along Bedingfield Way until you reach the John Banks roundabout, turn right into Skyliner Way, at the next roundabout turn left into Lady Miriam Way, take your second left into Airfield Road and the property can be found on the right hand side.

#### 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 / Stanstead Airport via the A11/M11.

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### Accommodation:

Entrance Hall 7' 11" x 6' 9" (2.42m x 2.06m)

Cloakroom 5' 4" x 3' 5" (1.63m x 1.05m)

Sitting Room 15' 0" x 10' 5" (4.57m x 3.17m)

Kitchen 8' 4" x 7' 10" (2.53m x 2.4m)

Dining Area 8' 1" x 6' 8" (2.47m x 2.03m)

Landing

Master Bedroom 10' 5" x 8' 8" (3.17m x 2.65m)

Ensuite 7' 9" x 6' 0" (2.36m x 1.82m)

Bedroom Two 8' 8" x 8' 2" (2.64m x 2.48m)

Bedroom Three 6' 0" x 8' 2" (1.82m x 2.48m)

Bathroom 6' 4" x 6' 0" (1.92m x 1.82m)

### Additional Information:

Tenure: Freehold

Broadband: Standard, Superfast and Ultrafast are available in this area via Openreach. (Source Ofcom)

Services: Mains Gas, Electric, Water and Drainage.

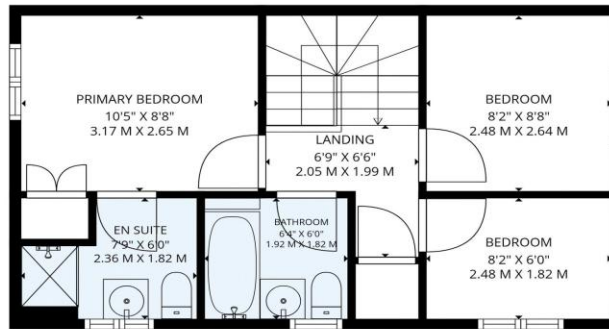
Heating offered via gas central heating. (Please note that none of these services have been tested by the selling agent.)

Council Tax Band: C

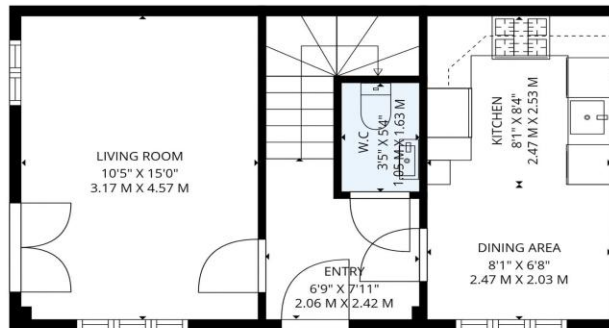
EPC Rating: C

Guide Price £295,000  
Freehold





2ND FLOOR



1ST FLOOR

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



**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.

[www.markewin.co.uk](http://www.markewin.co.uk)

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