

West Street, Icklingham, Bury St. Edmunds, Suffolk, IP28 6QB

MARK·EWIN
BURY ST EDMUNDS

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With open countryside views, this three-bedroom, semi-detached, bungalow is idyllically situated on the edge of the village of Icklingham. Icklingham is situated seven miles north-west of Bury St Edmunds, four miles south-east of Mildenhall and nine miles south-west of Thetford and offers a delightfully rural location with Cavenham Nature Reserve on your doorstep, the village also offers the stunning 16th Century coaching inn the 'Guinness Arms', with further facilities found in nearby Mildenhall. The property offers accommodation of an entrance hall with access to the kitchen / dining room, from here there is access to the rear lobby, where the cloakroom can be found, the sitting room follows with French doors to the covered decking area, with further doors to the conservatory. Heading back to the entrance hall, there is access to the shower room and the three bedrooms, the principal bedroom having an en-suite shower, and two of the three bedrooms benefit from built-in wardrobes. The property further benefits from a large loft space / room. Outside, the property offers a good-size front garden being mainly laid to gravel. The rear garden, as previously mentioned, offers a covered decking area outside the sitting room, there is a further decking area and also a paved patio. The remainder of the garden is laid to lawn with a garden shed and large summer house. Agents note - Parking is offered to the rear of the bungalow accessed via a shared driveway. Additional Information: Tenure: Freehold Council tax band: D Mobile Coverage: EE, Three, O2 & Vodafone are listed as 'likely' in this area. (Source Ofcom) Broadband: Standard, Superfast & Ultrafast are available in this area. (Source Ofcom) Services: Mains Electric, Water and Drainage. Heating via electric radiators. (Please note that none of these services have been tested by the selling agent.)

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Directions

Leaving Bury St Edmunds north west along the A1101 heading through the villages of Fornham All Saints, Hengrave. Flempton, Lackford and then in to Icklingham. West Street will be found on your left just past St James's Church, and the bungalow will be the last property on the left-hand side.

Location

Icklingham village is located on the edges of Cavenham Nature Reserve and the Elveden Estate, and lies approximately 7 miles from Bury St Edmunds. 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.

Accommodation:

Entrance Hall

Kitchen Dining Room 13' 9'' x 12' 1'' (4.18m x 3.69m)

Utility Room 7' 10'' x 8' 10'' (2.40m x 2.70m)

Rear Porch

Cloakroom

Sitting Room 20' 4'' x 10' 6'' (6.21m x 3.21m)

Conservatory 12' 10'' x 8' 2'' (3.90m x 2.49m)

Shower Room 5' 5'' x 5' 7'' (1.64m x 1.70m)

Bedroom One 10' 6'' x 15' 2'' (3.21m x 4.62m)

Bedroom Two 11' 5'' x 12' 3'' (3.47m x 3.74m)

Bedroom Three 9' 2'' x 9' 0'' (2.80m x 2.74m)

Additional Information:

Council Tax Band: B
EPC Rating: D
Tenure: Freehold

Guide Price £350,000
Freehold













Ground Floor

Approx. 111.3 sq. metres (1198.3 sq. feet)



Total area: approx. 111.3 sq. metres (1198.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors windows,rooms and any other items are approximate and no responsibility is taken for any errors, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

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 byer 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.