



Mylford Close, Bury St. Edmunds, Suffolk, IP32 7DJ

**MARK · EWIN**  
BURY ST EDMUNDS

## Mylford Close, Bury St. Edmunds, Suffolk, IP32 7DJ

A four-bedroom, family home on the popular Moreton Hall Development of Bury St Edmunds.

The property offers accommodation to include an entrance hall, cloakroom, fitted kitchen, sitting room and dining room. On the first floor there are four bedrooms and a modern family bathroom.

Outside, parking is offered via a driveway. At the rear of the property there is an enclosed garden which is mainly laid to lawn with a paved patio area and hosts a variety of shrubs.

### 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 and Drainage. Heating via gas central heating.

(Please note that none of these services have been tested by the selling agent.)



### Directions

Leaving Bury St Edmunds along Symonds Road, turn onto Raedwald Drive which is the second turning on the right. Follow the road until you find Mylford Close where the property will be located.

### 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

Cloakroom

Kitchen 11' 5" x 9' 9" (3.47m x 2.97m)

Sitting Room 17' 7" x 16' 3" (5.36m x 4.96m)

Dining Room 14' 11" x 7' 8" (4.55m x 2.34m)

Landing

Bedroom 12' 4" x 10' 3" (3.75m x 3.12m)

Bedroom 11' 1" x 10' 1" (3.39m x 3.08m)

Bedroom 9' 2" x 7' 5" (2.79m x 2.25m)

Bedroom 8' 3" x 8' 0" (2.52m x 2.45m)

Family Bathroom

Gardens & Parking

**Additional Information:**

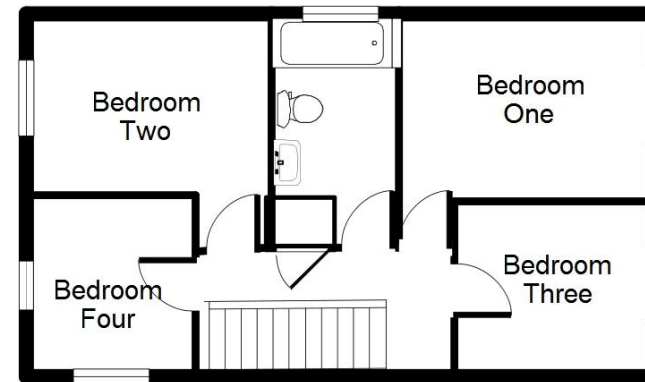
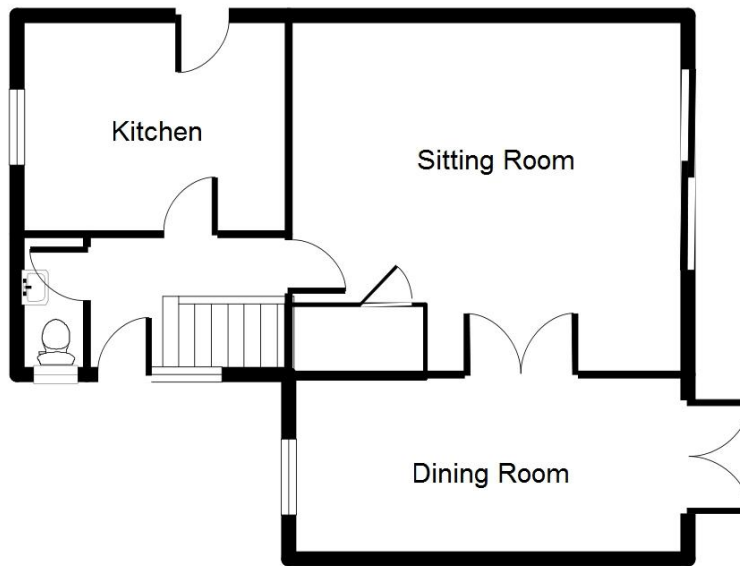
Council Tax Band: D

EPC Rating: C

Tenure: Freehold

**Offers Over £325,000  
Freehold**





For identification only - Not to scale  
(c) Visual Floor Planner

**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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