



Kenmare Close, Bury St. Edmunds, Suffolk, IP32 6TT

**MARK · EWIN**  
BURY ST EDMUNDS



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Located on Marham Park is this four-bedroom, detached, town house style property arranged over three floors, the property benefits from an enclosed rear garden, off road parking and a detached garage.

The well-presented accommodation comprises of an entrance hall, cloakroom, sitting room and kitchen breakfast room. The Kitchen offers an attractive range of wall and base level units and incorporates a built-in oven, gas hob and extractor over. On the first floor, there are three bedrooms, one benefitting from an en-suite and a modern family bathroom features a bath and separate shower. On the second floor the principal bedroom suite can be found with an en-suite shower room. Outside, a driveway provides additional off-road parking and leads to the detached garage. The rear garden is mainly laid to lawn with a paved patio area, planted beds and side access to the driveway.

Agents Note: Service charge applies for landscaping and upkeep of communal areas for £192.99 per annum.

### Additional information:

Tenure: Freehold

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

Mobile Coverage: EE, O2, Three & Vodafone are available in this area. (Source Ofcom)

Services: Mains electric, gas, drainage and water. Heating via gas fired central heating. (Please note none of the services have been tested by the selling agent.)



### Directions

Leave Bury St Edmunds via Mildenhall Road heading towards Fornham All Saints, turn left at the roundabout into Sandlands Drive and left into Barwick Avenue. Turn left again into Kenmare Close 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 5' 2" x 15' 3" (1.57m x 4.64m)

Cloakroom 4' 10" x 4' 7" (1.47m x 1.39m)

Sitting Room 10' 10" x 15' 3" (3.31m x 4.64m)

Kitchen 11' 3" x 10' 4" (3.42m x 3.15m)

Dining Area 8' 10" x 10' 4" (2.70m x 3.15m)

Landing 5' 10" x 7' 3" (1.78m x 2.21m)

Bedroom 14' 3" x 10' 4" (4.35m x 3.15m)

Ensuite 7' 6" x 7' 10" (2.29m x 2.40m)

Bedroom 11' 3" x 10' 11" (3.42m x 3.33m)

Bedroom 8' 6" x 7' 8" (2.60m x 2.33m)

Bathroom 9' 0" x 7' 2" (2.74m x 2.18m)

Landing 4' 4" x 3' 10" (1.32m x 1.17m)

Bedroom 12' 8" x 16' 0" (3.85m x 4.87m)

Ensuite 9' 4" x 5' 6" (2.84m x 1.68m)

Rear Garden

Driveway & Garage

### Additional Information:

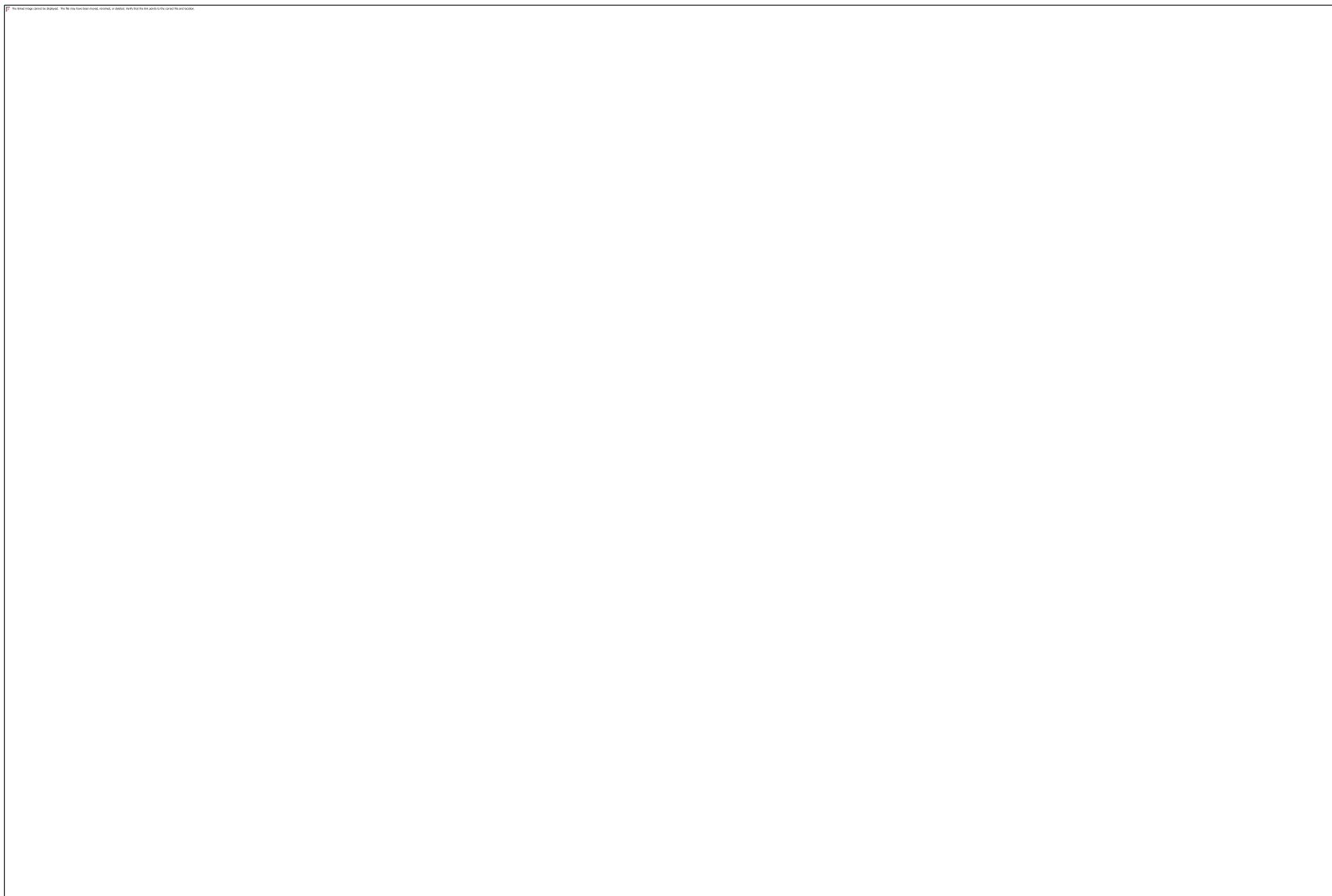
Council Tax Band: E

EPC Rating: B

Tenure: Freehold

Offers Over £400,000  
Freehold





**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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