



Bevis Walk, Bury St. Edmunds, Suffolk, IP33 2NS

MARK · EWIN
BURY ST EDMUNDS

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Situated on the popular and well-served Nowton Estate, conveniently located for the town centre and West Suffolk Hospital, this well-presented three-bedroom family home offers spacious and practical accommodation throughout.

The ground floor comprises a welcoming entrance hall, a modern kitchen/dining room ideal for family living and entertaining, an extended and comfortable sitting room, and a convenient cloakroom. Moving to the first floor there are three bedrooms and a family bathroom.

Externally, the front garden is mainly laid to lawn with a variety of shrubs and a pathway leading to the entrance. The rear garden is also predominantly laid to lawn, complemented by planted beds and a paved seating area. Parking is offered via two garages located at the rear of the property.

Additional Information:

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are listed as 'likely' in this area. (Source Ofcom)

Broadband: Standard, Superfast & Ultrafast are available in this area via Openreach. (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 via Nowton Road, bear right into Mayfield Road, continue along Mayfield Road until South Lee School where Bevis Walk can be found opposite.

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 13' 2" x 5' 11" (4.02m x 1.81m)

WC 2' 9" x 6' 0" (0.84m x 1.83m)

Kitchen 12' 9" x 9' 7" (3.88m x 2.92m)

Dining Room 9' 6" x 8' 2" (2.90m x 2.48m)

Sitting Room 13' 3" x 11' 5" (4.03m x 3.48m)

Sun Room 10' 11" x 9' 0" (3.32m x 2.74m)

Landing 11' 8" x 6' 0" (3.56m x 1.82m)

Bedroom 14' 8" x 11' 5" (4.47m x 3.48m)

Bedroom 10' 4" x 11' 5" (3.16m x 3.49m)

Bedroom 7' 5" x 8' 4" (2.26m x 2.53m)

Family bathroom 6' 6" x 6' 0" (1.98m x 1.83m)

Front & Rear Garden

Garages

Additional Information:

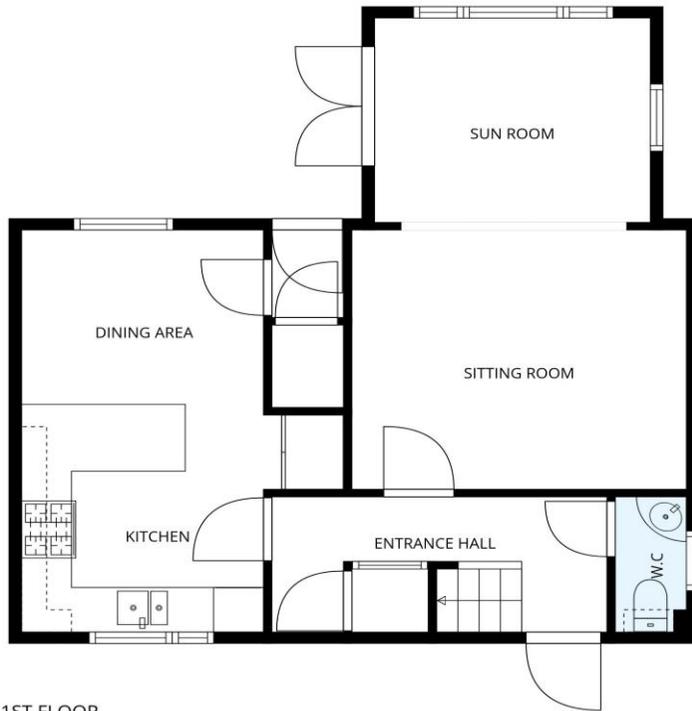
Council Tax Band: B

EPC Rating: D

Tenure: Freehold

**Offers Over £260,000
Freehold**





1ST FLOOR



2ND FLOOR

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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