



Wexford Way, Bury St. Edmunds, Suffolk, IP32 6FN

**MARK · EWIN**  
BURY ST EDMUNDS

## Wexford Way, Bury St. Edmunds, Suffolk, IP32 6FN

A four-bedroom, detached house located on the popular Marham Park Development of Bury St Edmunds and benefitting from off-road parking and a garage.

The accommodation is spread across three floors with the ground floor offering an entrance hall, cloakroom, sitting room and modern kitchen/breakfast room with doors leading to the garden. The kitchen offers an attractive range of wall and base level units and incorporates a built-in oven, gas hob, washer dryer and dishwasher. There is also a water softener. Moving to the first floor, there are three bedrooms, one features an ensuite shower room, and the family bathroom completes the accommodation. On the second floor, the principal bedroom can be found, also benefitting from an ensuite shower room and air conditioning.

Outside, parking is offered via a driveway to the side with gated access to the garden and leads to the single garage. The rear garden is mainly laid to lawn with a paved patio area.

Please note there is an annual service charge of £132.00 for the upkeep of the communal areas.

### 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 via Mildenhall Road, A1101, heading towards Fornham All Saints and Marham Park, at the roundabout turn left into Sandlands Drive and second right into Wexford Way.

### 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 15' 5" x 3' 10" (4.71m x 1.18m)

Cloakroom 3' 4" x 5' 6" (1.02m x 1.68m)

Sitting Room 10' 10" x 14' 8" (3.30m x 4.47m)

Kitchen/Breakfast Room 18' 6" x 12' 2" (5.65m x 3.70m)

Landing

Bedroom 11' 1" x 14' 8" (3.37m reducing to 1.89m x 4.47m reducing to 3.07m)

Ensuite 4' 5" x 7' 6" (1.35m x 2.29m)

Bedroom 11' 0" x 12' 1" (3.35m reducing to 2.09m x 3.68m reducing to 2.81m)

Bedroom 7' 3" x 12' 0" (2.22m x 3.67m reducing to 2.59m)

Bathroom 7' 3" x 5' 7" (2.22m x 1.69m)

Landing

Bedroom 18' 11" x 11' 4" (5.76m x 3.46m)

Ensuite 6' 11" x 6' 9" (2.12m x 2.05m)

Rear Garden

Driveway

Garage 23' 2" x 10' 7" (7.07m x 3.23m)

**Additional Information:**

Council Tax Band: E

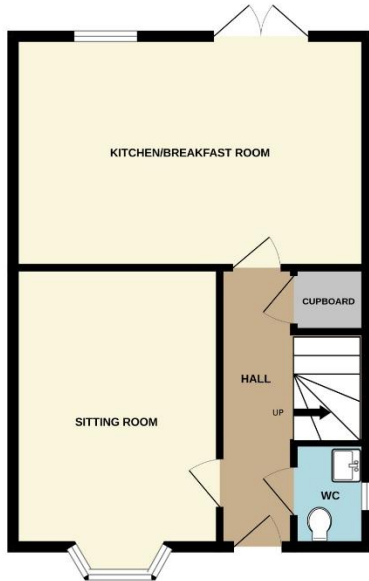
EPC Rating: B

Tenure: Freehold

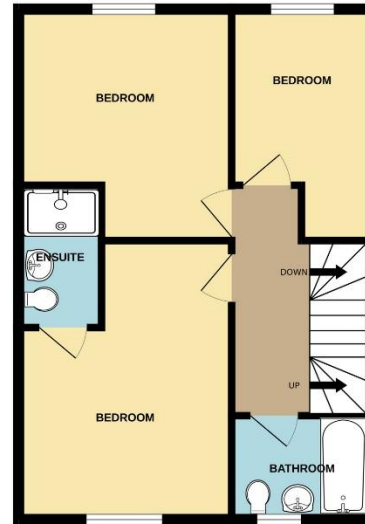
**Offers Over £390,000  
Freehold**



GROUND FLOOR  
502 sq.ft. (46.6 sq.m.) approx.



1ST FLOOR  
496 sq.ft. (46.1 sq.m.) approx.



2ND FLOOR  
317 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 1315 sq.ft. (122.1 sq.m.) approx.

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

01284 217530 team@markewin.co.uk  
77 St Johns Street, Bury St Edmunds  
Suffolk, IP33 1SQ

