

Yarn Walk, Bury St. Edmunds, Suffolk, IP32 6FA

MARK·EWIN
BURY ST EDMUNDS

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A well presented four-bedroom detached house, located on the popular Marham Park development of Bury St Edmunds, benefitting from a garage and off-road parking.
The property comprises an entrance hall, spacious sitting room, Kitchen/dining room with French doors leading to the garden, a convenient utility and downstairs cloakroom.
The kitchen offers an attractive range of wall and base level units.
The first-floor compromises of four bedrooms with the principal benefiting from built in storage and an en-suite shower room. The family bathroom completes the first-floor accommodation.
Outside, a pathway leads to the entrance door. The enclosed rear garden is mainly laid to lawn, with a paved patio area. A door at the rear of the garage provides access to the garden.
Parking is provided via a driveway to the side of the property with a garage.
Agents Note: The property may be subject to an annual estate management charge.
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. (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.)

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Directions

Leaving Bury St Edmunds via Mildenhall Road (A1101), continue towards Fornham All Saints and Marham Park. At the roundabout, take the exit onto the B1106, then at the next roundabout take the second exit onto Marham Parkway. Turn into Pettits Drive and continue towards Yarn Walk, 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 4' 11'' x 8' 10'' (1.50m x 2.69m)

Hall 9' 8'' x 6' 11'' (2.94m x 2.11m)

Kitchen 12' 11'' x 11' 2'' (3.93m x 3.40m)

Dining Area 13' 10'' x 11' 2'' (4.21m x 3.40m)

Sitting room 13' 0'' x 15' 9'' (3.96m x 4.80m)

Cloakroom 8' 3'' x 3' 4'' (2.51m x 1.02m)

Utility 8' 3'' x 4' 10'' (2.51m x 1.47m)

Landing 11' 1'' x 6' 11'' (3.38m x 2.11m)

Bedroom 13' 0'' x 13' 10'' (3.96m x 4.21m)

Ensuite 7' 3'' x 6' 11'' (2.21m x 2.11m)

Bedroom 11' 4'' x 11' 2'' (3.45m x 3.40m)

Bedroom 10' 1'' x 8' 6'' (3.07m x 2.59m)

Bathroom 6' 9'' x 8' 6'' (2.06m x 2.59m)

Bedroom 9' 2'' x 13' 1'' (2.79m x 3.98m)

Garage 13' 0'' x 18' 5'' (3.96m x 5.61m)

Additional Information:

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

Offers Over £450,000
Freehold















All Measurements Are Approximate. This Floor Plan is a Guide Only. Produced By Dopp.

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.

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The Property Ombudsman