



Snowdrop Close, Bury St. Edmunds, Suffolk, IP32 7LZ

MARK · EWIN
BURY ST EDMUNDS

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A four-bedroom property located on the popular Moreton Hall Development and offering flexible accommodation spread over three floors.

On the ground floor, the property offers an entrance hall, cloakroom, bedroom and utility room with access to the garden. From the hallway, there is also internal access to the garage.

Moving to the first floor, the sitting room and open-plan kitchen/dining room can be found. The kitchen offers a variety of wall and base level units and incorporates a built-in oven, gas hob and extractor over.

On the second floor, there are three bedrooms, the principal features an ensuite shower room, and a family bathroom completes the accommodation on offer.

Outside, there is a delightful rear garden laid to lawn with a paved patio area and carefully laid shingle border. To the front, parking is offered via a parking space leading to the garage.

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 & Drainage. Heating via gas central heating.

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



Directions

Leave Bury St Edmunds via Eastgate Street, at the mini roundabout take the second exit onto Barton Road then at the traffic lights turn right onto Orttewell Road. At the next roundabout take the second exit and at next roundabout take first exit onto Cranesbill Drive, take the left hand turn into Snowdrop Close.

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.

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Accommodation:

Entrance Hall 4' 11" x 17' 1" (1.50m x 5.20m)

Cloakroom 3' 5" x 6' 6" (1.04m x 1.99m)

Bedroom 13' 1" x 10' 11" (3.98m x 3.32m)

Utility Room 6' 0" x 10' 11" (1.83m x 3.33m)

Landing 4' 2" x 7' 1" (1.28m x 2.15m)

Sitting Room 19' 6" x 16' 2" (5.94m x 4.93m)

Kitchen 8' 8" x 12' 2" (2.64m x 3.70m)

Dining Area 8' 0" x 9' 7" (2.43m x 2.92m)

Landing 4' 2" x 8' 11" (1.27m x 2.72m)

Bedroom 10' 7" x 10' 6" (3.23m x 3.19m)

Ensuite 4' 7" x 8' 10" (1.39m x 2.70m)

Bedroom 11' 2" x 11' 7" (3.40m x 3.53m)

Bedroom 8' 0" x 10' 11" (2.45m x 3.34m)

Bathroom 8' 0" x 5' 9" (2.43m x 1.76m)

Rear Garden

Garage 8' 8" x 17' 2" (2.65m x 5.23m)

Additional Information:

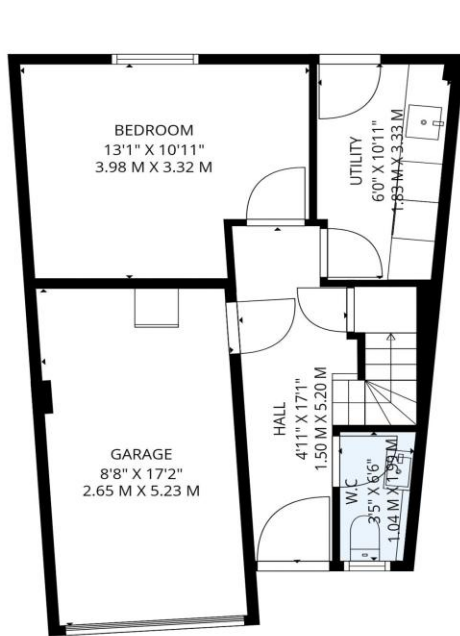
Council Tax Band: D

EPC Rating: C

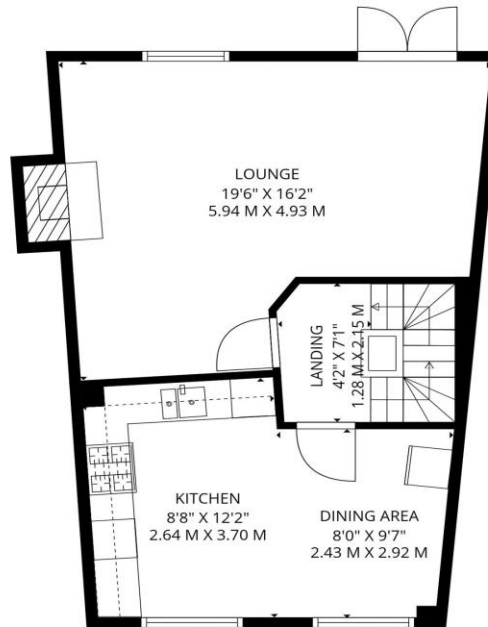
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**Offers Over £360,000
Freehold**

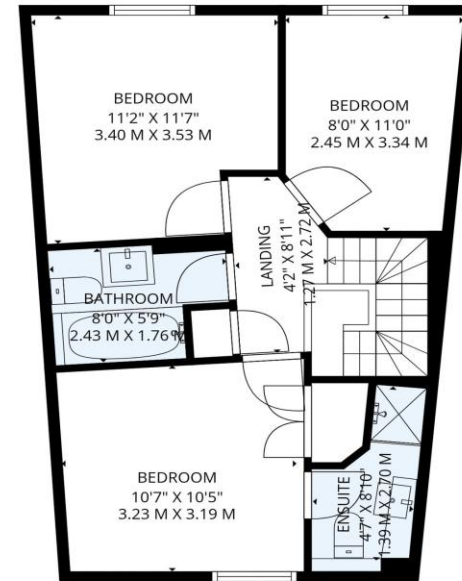




1ST FLOOR



2ND FLOOR



3RD FLOOR

All Measurements Are Approximate, This Floor Plan Is A Guide Only. Produced By Ukpp.



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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