Cossie Close, Bury St. Edmunds, Suffolk, IP32 6TZ

MARK·EWIN
BURY ST EDMUNDS

Located on Marham Park is this well-presented, three bedroom, detached family home. The property benefits from well presented accommodation, off road parking and a garage.

On the ground floor the property features a welcoming entrance hall, cloakroom, delightful sitting room and an open plan kitchen / dining room with french doors leading to the garden. The kitchen offers a range of wall and base level units with a built-in oven, hob and extractor.

On the first floor the property offers three bedrooms, the principal bedroom benefits from an en-suite. The family bathroom completes the accommodation.

Outside, the driveway offers additional off-road parking leading to the garage. The enclosed rear garden is predominantly laid to lawn with a decked seating area, providing a low-maintenance outdoor space. A
gents note: A service charge is payable for the landscaping of communal area of £150 per annum.

Additional Information:
Tenure: Freehold
EPC Rating: B
Council Tax Band: C - £1,854.57 (Source West Suffolk) Broadband: Standard, Superfast and Ultrafast are available in this area via Openreach. (Source Ofcom) Services: Mains Gas, Electric, Water and Drainage. Heating offered vis gas central heating. (Please note that none of these services have been tested by the selling agent.)

MARK·EWIN
BURY ST EDMUNDS

Directions

Leave Bury St Edmunds via Mildenhall Road heading towards Fornham All Saints, turn left at the roundabout into Sandlands Drive and right into Crosses Link. following the road into the Marham Park development. Continue along Sandlands Drive before turning right into Crosses Link, then take the first left into Cossie Close.

Location

Marham Park is located on the northern outskirts of the historic market town of Bury St Edmunds, 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:

Hall 6' 6'' x 9' 9'' (1.98m x 2.97m)

Sitting Room 10' 6'' x 15' 3'' (3.20m x 4.64m)

Kitchen 8' 9'' x 8' 11'' (2.66m x 2.72m)

Dining area 8' 0'' x 6' 4'' (2.44m x 1.93m)

Landing 9' 8'' x 3' 9'' (2.94m x 1.14m)

Bedroom 10' 6'' x 8' 4'' (3.20m x 2.54m)

Bedroom 10' 6'' x 6' 7'' (3.20m x 2.01m)

Bedroom 8' 9'' x 8' 11'' (2.66m x 2.72m)

Ensuite 8' 9'' x 6' 0'' (2.66m x 1.83m)

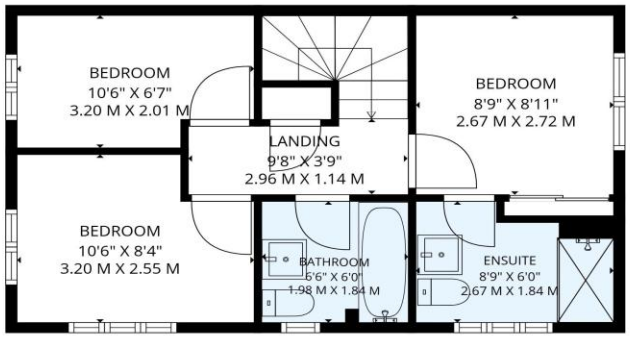
Bathroom 6' 6'' x 6' 0'' (1.98m x 1.83m)

Garage 10' 6'' x 21' 3'' (3.20m x 6.47m)

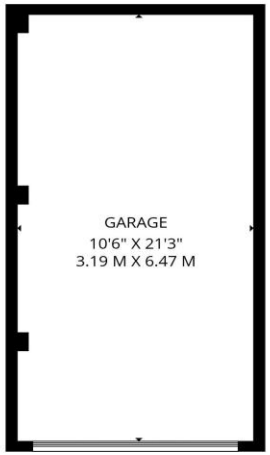
Additional Information:

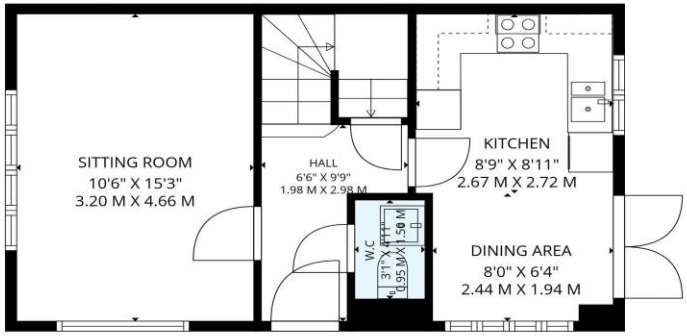
Council Tax Band: C
EPC Rating: B
Tenure: Freehold

Offers Over £325,000
Freehold



FIRST FLOOR





GROUND FLOOR

TOTAL: 806 sq. ft, 74 m2
GROUND FLOOR: 403 sq. ft, 37 m2, FIRST FLOOR: 403 sq. ft, 37 m2
EXCLUDED AREAS: GARAGE: 222 sq. ft, 21 m2, WALLS: 119 sq. ft, 11 m2

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcpp.

N

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.

www.markewin.co.uk

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

The Property Ombudsman