



Clay Lane, Hepworth, Diss, Suffolk, IP22 2QD

MARK · EWIN
BURY ST EDMUNDS

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A beautifully presented four-bedroom period home that provides spacious accommodation, field views and off-road parking.

The ground floor offers a dining room with feature fireplace, sitting room with wood burner, and a stunning kitchen breakfast room. The property also offers a ground floor shower room and utility room. On the first floor there are four bedrooms and the beautiful family bathroom with free standing bath.

Outside there is a delightful courtyard located off the kitchen breakfast room and another garden which is mainly laid to lawn overlooking the field views. Parking is offered via a driveway and a garage.

Additional Information

Tenure: Freehold

Mobile Coverage: EE, O2 & Three are listed as 'likely' and Vodafone is 'limited' in this area.

(Source Ofcom)

Broadband: Standard & Superfast are available in this area. (Source Ofcom)

Services: Mains Electric and Water. Heating via oil central heating and Drainage via a septic tank. (Please note that none of these services have been tested by the selling agent.)



Directions

Leave Bury St Edmunds on the A143 heading toward Diss. Continue through the villages of Gt Barton, Ixworth and Stanton. Go past the first turning on the left to Hepworth and take the second left turning in to Clay Lane and the property can be found down this road on the right hand side.

Location

Hepworth is conveniently placed between the Towns of Diss and Bury St Edmunds. Diss lies approximately 10 miles to the east and has a mainline railway station with links to London Liverpool Street. Diss also offers a wide range of shops and amenities, 13 miles to the west is the town of Bury St Edmunds. The historic market town of Bury St Edmunds provides an excellent range of schooling, shopping, cultural and recreational facilities. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.

Accommodation:

Dining Hall 18' 4" x 12' 2" (5.58m x 3.71m)

Sitting Room 11' 5" x 18' 3" (3.49m x 5.55m)

Shower Room 4' 10" x 7' 10" (1.48m x 2.4m)

Kitchen/Breakfast Room 20' min 24' 11" max x 11' 1" (6.10m x 3.39m)

Utility Room 14' 8" x 5' 0" (4.48m x 1.52m)

First Floor Landing

Bedroom One 11' 11" x 12' 2" (3.62m x 3.71m)

Bedroom Two 9' 2" x 12' 9" (2.79m x 3.89m)

Bedroom Three 9' 8" x 11' 4" (2.94m x 3.46m)

Bedroom Four 7' 5" x 11' 2" (2.27m x 3.4m)

Family Bathroom 13' 3" x 7' 8" (4.04m x 2.34m)

Courtyard and Garden

Driveway and Garage

Additional Information:

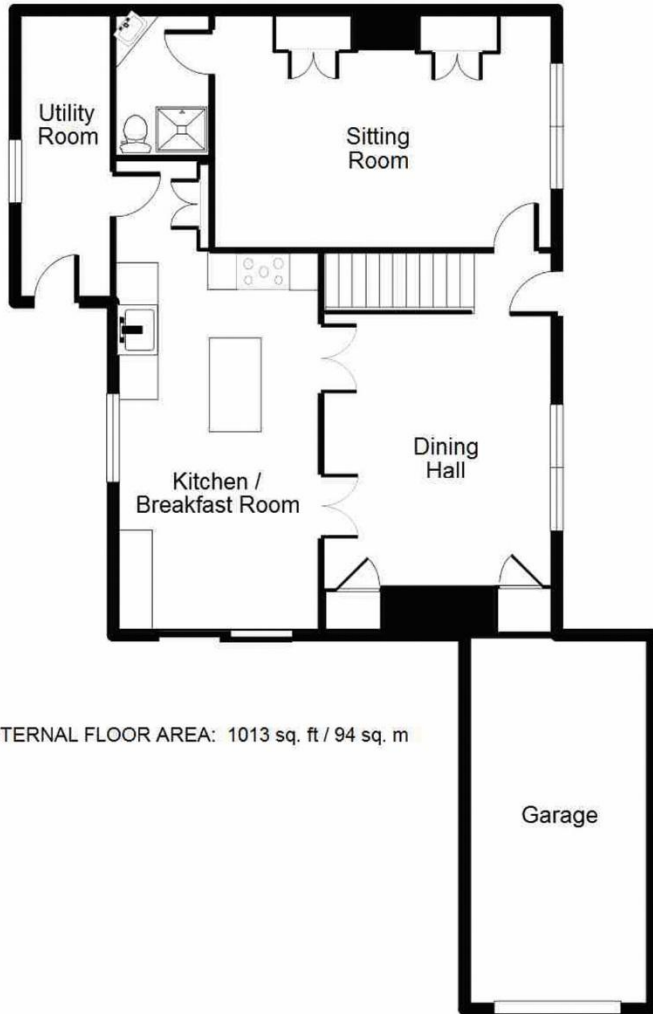
Council Tax Band: D

EPC Rating: D

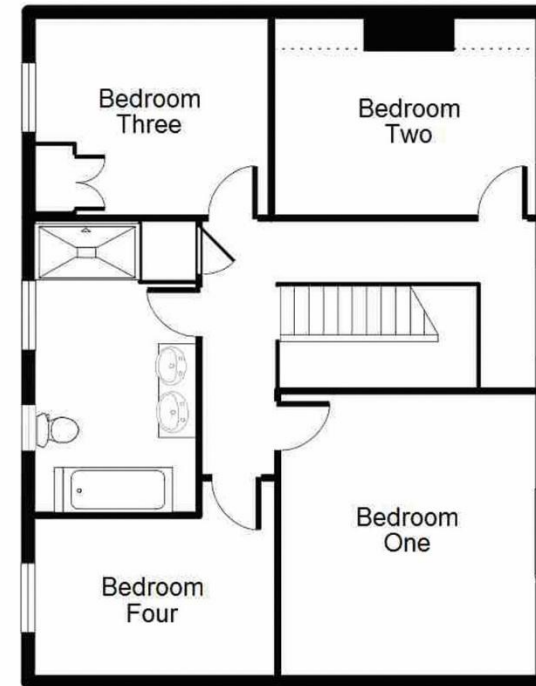
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**Offers Over £400,000
Freehold**





APPROX GROSS INTERNAL FLOOR AREA: 1013 sq. ft / 94 sq. m



For identification only - Not to scale
(c) Visual Floor Planner

APPROX GROSS INTERNAL FLOOR AREA: 767 sq. ft / 71 sq. m

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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