



The Street, Culford, Bury St Edmunds, Suffolk, IP28 6DP

**MARK · EWIN**  
BURY ST EDMUNDS

# The Street, Culford, Bury St Edmunds, Suffolk, IP28 6DP

A beautifully presented detached bungalow, situated in the highly sought-after village of Culford, offering exceptionally versatile and spacious accommodation throughout.

The property is entered via a welcoming entrance hall, leading to a generous and inviting sitting room that flows seamlessly into a bright and airy dining room, where doors open onto and overlook the attractive rear garden. The well-appointed kitchen/breakfast room features an excellent range of stylish wall and base units, complemented by a built-in oven, hob and extractor hood.

Adjoining the kitchen is a practical utility room, providing additional storage and workspace, together with a sink. Further enhancing the flexibility of the accommodation are a separate family room and a dedicated study, ideal for modern family living or home working. The bedroom accommodation is arranged off the main hallway and comprises four well-proportioned bedrooms, two of which benefit from en-suite facilities. A contemporary family bathroom serves the remaining bedrooms.

Externally, the property enjoys excellent kerb appeal, with a driveway providing ample off-road parking and access to the single garage. The front garden is predominantly laid to lawn, while the generous rear garden offers a wonderful outdoor space for relaxation and entertaining, featuring a paved patio, expansive lawn, and well-stocked flower and shrub borders interspersed with a variety of mature trees.

## 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 Electric, Water & Drainage. Heating via oil fired central heating. (Please note that none of these services have been tested by the selling agent.)



## Directions

Proceed out of Bury on the B1106 on the Thetford Road and at the roundabout take the second exit towards Culford. Follow this road into the village of Culford and the property can be located on the right hand side.

## Location

Culford village has a sports club and village hall in the nearby independent school open to the public and is approximately 4 miles from 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 as well as easy access to the railway.

**Accommodation:**

Entrance Hall 7' 9" x 7' 2" (2.35m x 2.18m)

Sitting Room 20' 2" x 15' 7" (6.15m x 4.75m)

Dining Room 16' 8" x 11' 5" (5.08m x 3.47m)

Kitchen 20' 8" x 15' 7" (6.31m x 4.74m)

Utility Room 8' 3" x 9' 4" (2.52m x 2.85m)

Family Room 11' 10" x 9' 5" (3.60m x 2.87m)

Office 11' 6" x 5' 10" (3.51m x 1.77m)

Bedroom 14' 10" x 14' 4" (4.53m x 4.36m)

Ensuite 6' 6" x 10' 0" (1.97m x 3.04m)

Walk-In-Wardrobe 8' 1" x 10' 0" (2.46m x 3.04m)

Bedroom 15' 6" x 13' 0" (4.72m x 3.95m)

Ensuite 4' 2" x 10' 4" (1.28m x 3.14m)

Bedroom 12' 1" x 11' 1" (3.69m x 3.39m)

Bedroom 12' 1" x 10' 5" (3.69m x 3.18m)

Bathroom 8' 8" x 6' 10" (2.64m x 2.09m)

Front & Rear Gardens

Garage 10' 1" x 15' 7" (3.07m x 4.76m)

**Additional Information:**

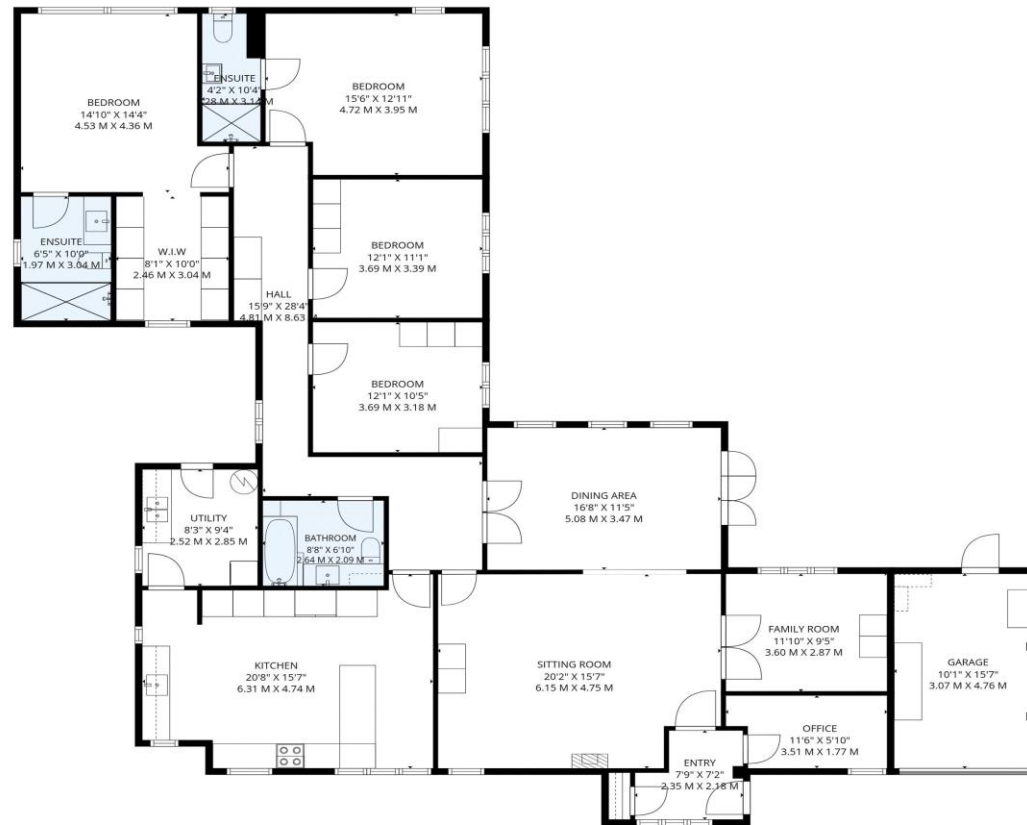
Council Tax Band: D

EPC Rating: D

Tenure: Freehold

**Asking Price £775,000**  
**Freehold**





All Measurements Are Approximate, This Floor Plan is a Guide Only. Produced by Ulpp.



**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

