



Osbourne Way, Bury St Edmunds, IP32 6GY

MARK · EWIN
BURY ST EDMUNDS

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Located on Marham Park is this well-presented and spacious four bedroom detached family home. The property offers light and bright accommodation with the convenience of a driveway, garage and a generously sized rear garden.

Approaching the property, you are greeted by a covered porch that gives way to the welcoming entrance hall offering access to the sitting room as well as the conveniently placed cloakroom, the cloakroom is finished with a white suite and decorated with modern tiling.

The sitting room is of a good size with French doors leading to the garden and the room is complemented by the addition of wall panelling. The ground floor further benefits from a playroom, which could also be used as a study, ideal for those wishing to work from home.

The kitchen/dining room spans the property with a delightful kitchen offering attractive wall and base level units, integrated oven and gas hob with extractor over. The room offers plenty of light and there is ample space for a dining table and chairs. From this room there are French doors giving access to the rear garden. Moving to the first floor, the four bedrooms can be found, the principal bedroom has been decorated with wall panelling and benefits from a built-in wardrobe and an en-suite shower room, with bedroom two also benefitting from a built-in wardrobe. The modern family bathroom completes the accommodation. Outside, the property benefits from a driveway leading to the garage. The front offers planted beds with a path leading to the front door. At the rear, the garden is mainly laid to lawn with a paved patio area, raised beds and side access to the driveway and into the garage.

Please note there is an annual maintenance charge of £700 payable to Trinity Estates.

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 and 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 Mildenhall Road heading towards Fornham All Saints, at the roundabout take the second exit onto the B1106. Go straight over at the roundabout and then left at the next roundabout into Crosses Link. Turn right into Pettits Drive, left into Peachy Close and then bear right into Pretty Close. Turn right into Osbourne Way and continue to the end of the road where the property can be found on the right hand side.

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 14' 5" x 10' 6" (4.40m x 3.19m)

Sitting Room 9' 11" x 20' 5" (3.03m x 6.23m)

Kitchen 10' 7" x 9' 8" (3.22m x 2.94m)

Dining Area 9' 3" x 9' 8" (2.83m x 2.94m)

Playroom 10' 10" x 6' 6" (3.30m x 1.99m)

Cloakroom 5' 4" x 4' 10" (1.63m x 1.47m)

Landing 12' 6" x 3' 7" (3.81m x 1.08m)

Bedroom 17' 3" x 9' 8" (5.26m x 2.94m)

Ensuite 7' 4" x 4' 9" (2.24m x 1.45m)

Bedroom 11' 11" x 10' 6" (3.64m x 3.19m)

Bedroom 9' 1" x 9' 8" (2.76m x 2.94m)

Bedroom 10' 10" x 9' 3" (3.29m x 2.82m)

Bathroom 6' 10" x 5' 7" (2.08m x 1.69m)

Rear Garden

Driveway

Garage

Additional Information:

Council Tax Band: E

EPC Rating: B

Tenure: Freehold

**Offers Over £450,000
Freehold**





TOTAL: 1410 sq. ft, 131 m2
 FLOOR 1: 763 sq. ft, 71 m2, FLOOR 2: 647 sq. ft, 60 m2
 EXCLUDED AREAS: GARAGE: 220 sq. ft, 20 m2, WALLS: 143 sq. ft, 14 m2

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



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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