



Nowton Road, Bury St. Edmunds, Suffolk, IP33 2NH

**MARK · EWIN**  
BURY ST EDMUNDS

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Suffolk, IP33 2NH

IN NEED OF MODERNISATION. A four-bedroom, detached family home located on the south side of Bury St Edmunds and just a stone's throw away from Nowton Park.

The accommodation on the ground floor comprises an entrance hall, cloakroom, sitting room, dining room and a fitted kitchen benefitting from a large walk-in pantry. On the first floor, there are four bedrooms along with a family bathroom.

Outside, the front garden is laid to lawn with planted beds hosting a variety of flowers and shrubs. There is a dual access driveway accessed via Nowton Road and Plovers Way providing ample off-road parking and leads to a single garage. To the rear, there is an enclosed, south-facing garden also laid to lawn with two paved patio areas, planted beds and two garden sheds.

#### 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

Travelling towards Nowton park along Nowton Road, the property will be located on the left hand side.

#### Location

The property is close to amenities, Nowton Park and with direct bus into Bury St Edmunds. 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' 0" x 7' 2" (1.21m x 2.19m)

Cloakroom 5' 5" x 3' 9" (1.66m x 1.15m)

Sitting Room 14' 11" x 16' 6" (4.55m reducing to 3.55m x 5.02m)

Dining Room 10' 7" x 11' 7" (3.22m x 3.54m)

Kitchen 7' 7" x 10' 9" (2.31m x 3.27m)

Landing 6' 1" x 15' 1" (1.86m x 4.60m)

Bedroom 12' 2" x 11' 9" (3.71m x 3.58m)

Bedroom 11' 7" x 11' 0" (3.54m x 3.36m)

Bedroom 12' 1" x 7' 6" (3.69m x 2.29m)

Bedroom 7' 1" x 8' 3" (2.16m x 2.51m)

Bathroom 6' 11" x 7' 6" (2.11m x 2.29m reducing to 1.67m)

Front & Rear Garden

Driveway & Garage

**Additional Information:**

Council Tax Band: D

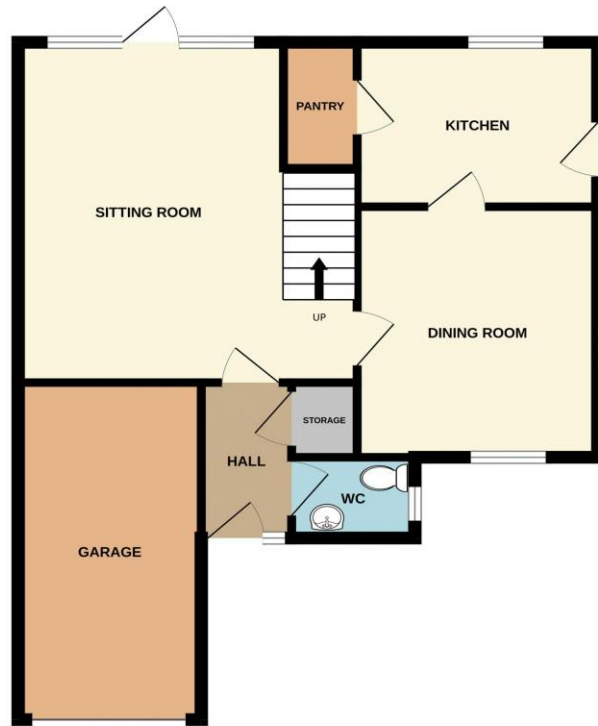
EPC Rating: D

Tenure: Freehold

**Guide Price £390,000**  
**Freehold**



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**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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