



The Curlews, Bury St. Edmunds, Suffolk, IP33 2NL

MARK · EWIN
BURY ST EDMUNDS

7 The Curlews, Bury St. Edmunds, Suffolk, IP33 2NL

This four-bedroom detached family home offers flexible accommodation.

The property comprises of a kitchen fitted with wall and base units, a spacious open plan sitting room / dining area with door leading to the garden, and a downstairs cloakroom.

On the first floor there are four bedrooms and a family bathroom. To the rear there is a low maintenance garden with paved patio area and to the front there is a garage and paved driveway providing off road parking.

Additional Information:

Tenure: Freehold

EPC Rating: C

Mobile Coverage: EE, O2, Three & Vodafone are available in this area, with good outdoor and variable in-home coverage on EE & Vodafone, and good outdoor coverage on O2 & Three. (Source Ofcom)

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

Council Tax Band: D

Services: Mains Gas, Electric, Water & Drainage.

Heating offered via gas central heating. (Please note that none of these services have been tested by the selling agent.)



Directions

Leaving Bury St Edmunds along the Parkway and proceed over the mini roundabout into Cullum Roam. At the next roundabout go straight over onto Nowton Road and turn left into Plovers Way and immediately left into The Curlews.

Location

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:

Entrance Hall 5' 7" x 8' 7" (1.70m x 2.61m)

Kitchen 8' 4" x 11' 1" (2.54m x 3.38m)

Dining Area 8' 4" x 9' 2" (2.54m x 2.79m)

Cloakroom 2' 11" x 6' 3" (0.89m x 1.90m)

Garage 7' 4" x 15' 10" (2.23m x 4.82m)

Landing 5' 7" x 14' 8" (1.70m x 4.47m)

Bedroom 8' 4" x 8' 5" (2.54m x 2.56m)

Bedroom 8' 4" x 11' 10" (2.54m x 3.60m)

Bedroom 10' 10" x 12' 8" (3.30m x 3.86m)

Bedroom 10' 10" x 7' 7" (3.30m x 2.31m)

Bathroom 7' 4" x 5' 6" (2.23m x 1.68m)

Sitting Room 17' 9" x 11' 7" (5.41m x 3.53m)

Additional Information:

Council Tax Band: D

EPC Rating:

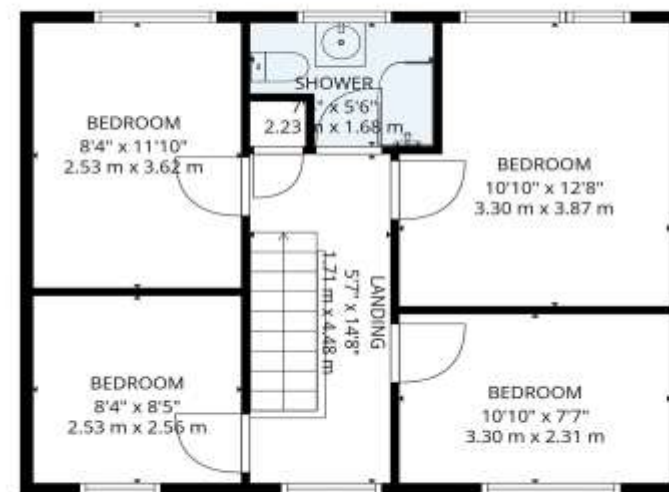
Tenure: Freehold

Offers over £350,000
Freehold





GROUND FLOOR



FIRST FLOOR

All Measurements are Approximate, This Floor Plan is a Guide Only. Produced By Drip.



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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