



Devon Close, Bury St. Edmunds, Suffolk, IP32 6LU

MARK · EWIN
BURY ST EDMUNDS

Devon Close, Bury St. Edmunds, Suffolk, IP32 6LU

A well-presented, two-bedroom property located on the north side of Bury St Edmunds and benefitting from off-road parking.

The accommodation on the ground floor comprises an entrance porch and hallway, welcoming sitting room and a well-appointed kitchen/dining room. Further benefits include a rear lobby, cloakroom and useful area under the stairs currently used as a utility space.

Moving to the first floor, a landing leads to two double bedrooms, both offering built-in storage and a family bathroom completes the accommodation.

Externally, to the front, there is a garden area laid to lawn and a driveway provides ample off-road parking. To the rear, there is a delightful garden, also laid to lawn with a paved patio area and is enclosed by fencing.

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

From Fornham Road turn left at the traffic lights onto Tollgate Lane, take the fourth turning on your right in to Lancaster Avenue and then left onto Northumberland Avenue. Turn right into Bedford Close and then right again into Devon Close where the property can be found.

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.

Accommodation:

Entrance Porch 5' 3" x 3' 8" (1.60m x 1.11m)

Sitting Room 14' 9" x 11' 6" (4.50m reducing to 4.20m x 3.50m)

Kitchen 13' 11" x 7' 8" (4.24m x 2.33m)

Cloakroom 3' 10" x 3' 2" (1.17m x 0.96m)

Rear Lobby 3' 11" x 4' 2" (1.20m x 1.27m)

Landing 6' 5" x 3' 10" (1.95m x 1.18m)

Bedroom 14' 2" x 9' 1" (4.33m x 2.77m)

Bedroom 11' 1" x 10' 2" (3.38m x 3.11m reducing to 2.52m)

Bathroom 6' 3" x 5' 5" (1.91m x 1.66m)

Front & Rear Gardens

Driveway

Additional Information:

Council Tax Band: B

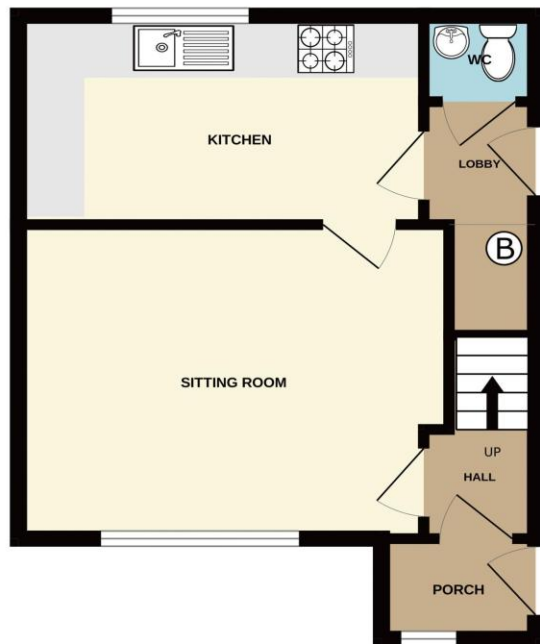
EPC Rating: D

Tenure: Freehold

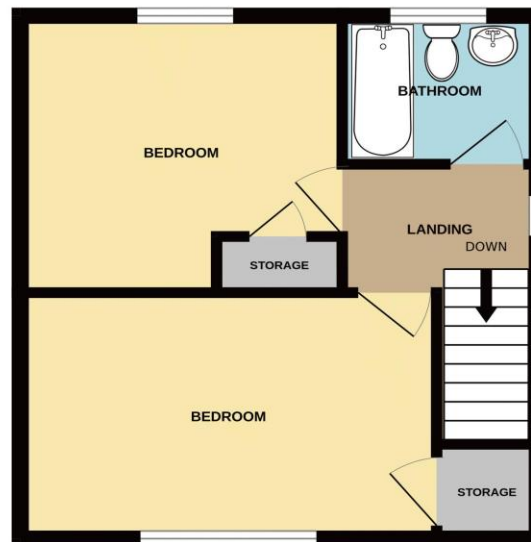
**Offers Over £210,000
Freehold**



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.
 Made with Metropix ©2026

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

01284 217530 team@markewin.co.uk

77 St Johns Street, Bury St Edmunds

Suffolk, IP33 1SQ

