



Waits Close, Bury St Edmunds, Suffolk, IP32 6GZ

MARK · EWIN
BURY ST EDMUNDS

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A well-presented, detached family home located on the popular Marham Park Development of Bury St Edmunds and offering off-road parking and a garage.

The accommodation on the ground floor comprises an entrance hall, cloakroom, welcoming sitting room, open plan kitchen/dining room and a study. On the first floor, a landing leads to four bedrooms, the principal benefits from an ensuite shower room and a family bathroom completes the accommodation on offer.

Outside, parking is offered via a driveway to the side of the property and leads to the single garage. To the rear, the garden is laid to lawn and shingle with a paved patio area and hosts a variety of flowers and shrubs.

Agents note: There is a maintenance charge of £420.00 per annum for the upkeep of the communal areas.

Additional Information

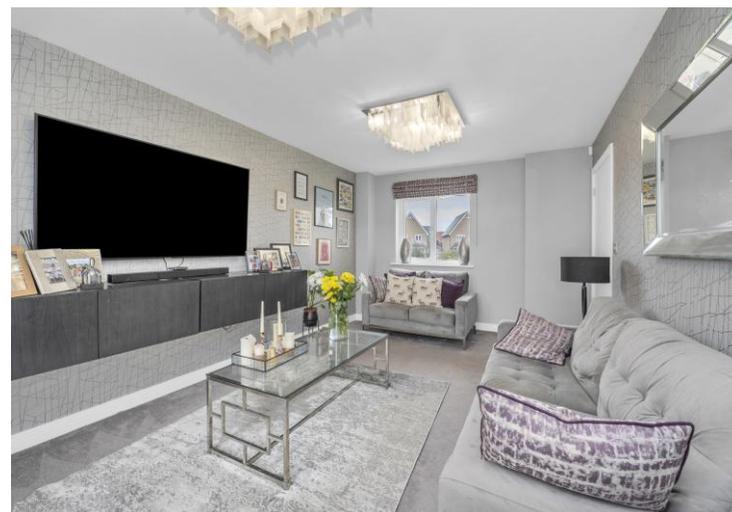
Tenure: Freehold

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

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 Waits Close where the property can be found.

Location

Marham Park is located on the northern outskirts of the historic market town of Bury St Edmunds, 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 Hall 6' 4" x 13' 7" (1.94m x 4.15m)

Cloakroom 3' 5" x 5' 10" (1.03m x 1.77m)

Sitting Room 10' 9" x 17' 2" (3.27m x 5.22m)

Kitchen 14' 6" x 10' 9" (4.41m x 3.27m)

Dining Area 10' 10" x 8' 5" (3.31m x 2.56m)

Office 7' 9" x 8' 8" (2.36m x 2.65m)

Landing 7' 9" x 12' 11" (2.37m x 3.93m)

Bedroom 10' 9" x 11' 11" (3.27m x 3.63m)

Ensuite 8' 2" x 4' 11" (2.48m x 1.49m)

Bedroom 10' 10" x 11' 5" (3.31m x 3.48m)

Bedroom 8' 8" x 9' 10" (2.64m x 2.99m)

Bedroom 7' 9" x 10' 3" (2.36m x 3.13m)

Bathroom 6' 0" x 6' 5" (1.84m x 1.96m)

Front & Rear Gardens

Driveway

Garage 9' 1" x 25' 2" (2.77m x 7.67m)

Additional Information:

Council Tax Band: E

EPC Rating: B

Tenure: Freehold

**Offers Over £475,000
Freehold**





TOTAL: 1339 sq. ft, 124 m²
 1st floor: 724 sq. ft, 67 m², 2nd floor: 615 sq. ft, 57 m²
 EXCLUDED AREAS: GARAGE: 228 sq. ft, 21 m², WALLS: 159 sq. ft, 15 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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