



Kings Road, Bury St. Edmunds, Suffolk, IP33 3DS

MARK · EWIN
BURY ST EDMUNDS

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CHAIN FREE. A charming Victorian-style home located within easy reach of the town centre, offering a generously sized garden, garage, and substantial workshop.

The ground floor accommodation begins with a welcoming entrance hall and cloakroom, leading through to a bright sitting room featuring a bay window and character fireplace. A separate dining room also benefits from a feature fireplace, creating an ideal space for entertaining. To the rear, the spacious kitchen/breakfast room is fitted with a range of wall and base units and provides ample room for a table and chairs, flowing through to a utility room/conservatory with direct access to the garden.

Upstairs, the property offers four well-proportioned bedrooms, a modern family bathroom complete with both a separate walk-in shower and bath, a separate WC and storage cupboard located off the landing. Further benefits include an attic/loft that has generous under eaves purpose-built cupboard storage with the remaining space currently used as a hobby room and a cellar currently used as a gym.

Outside, the front garden is mainly laid to lawn with planted borders and a pathway leading to the entrance, enclosed by an attractive brick wall. The rear garden is unusually large and enjoys a paved patio area with garden pond and an attractive metalwork safety cover, lawn, and mature flower and shrub borders. Beyond the garage is an additional garden area featuring a large workshop with power and lighting, a greenhouse, and raised planting beds. Parking is offered via a garage.

Agents note: This property is situated in a conservation area and some of the nearby trees are affected with a Tree Preservation Order.

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 north along Parkway, just before Cineworld, turn left into Kings Road where the property can be found on the left hand side towards the end of the road.

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 / Stanstead Airport via the A11/M11.

Accommodation:

Entrance Hall 4' 0" x 13' 9" (1.22m x 4.18m)

Sitting Room 12' 10" x 13' 4" (3.91m x 4.06m)

Dining Room 11' 3" x 13' 1" (3.42m x 4.00m)

WC 4' 4" x 3' 2" (1.32m x 0.96m)

Kitchen 10' 4" x 17' 2" (3.14m x 5.22m)

Utility/Conservatory 6' 7" x 20' 7" (2.00m x 6.28m)

Landing 4' 6" x 25' 8" (1.37m x 7.83m)

Bedroom 12' 4" x 13' 1" (3.77m x 4.00m)

Bedroom 8' 10" x 13' 5" (2.69m x 4.08m)

Bedroom 8' 1" x 8' 10" (2.46m x 2.70m)

Bedroom 8' 10" x 8' 0" (2.69m x 2.45m)

WC 5' 1" x 3' 2" (1.55m x 0.96m)

Bathroom 6' 1" x 8' 9" (1.86m x 2.67m)

Attic 17' 3" x 12' 9" (5.25m x 3.89m)

Cellar 16' 7" x 13' 5" (5.05m x 4.09m)

Front & Rear Gardens

Workshop 15' 3" x 9' 3" (4.66m x 2.83m)

Storage 7' 5" x 9' 3" (2.26m x 2.83m)

Additional Information:

Council Tax Band: D

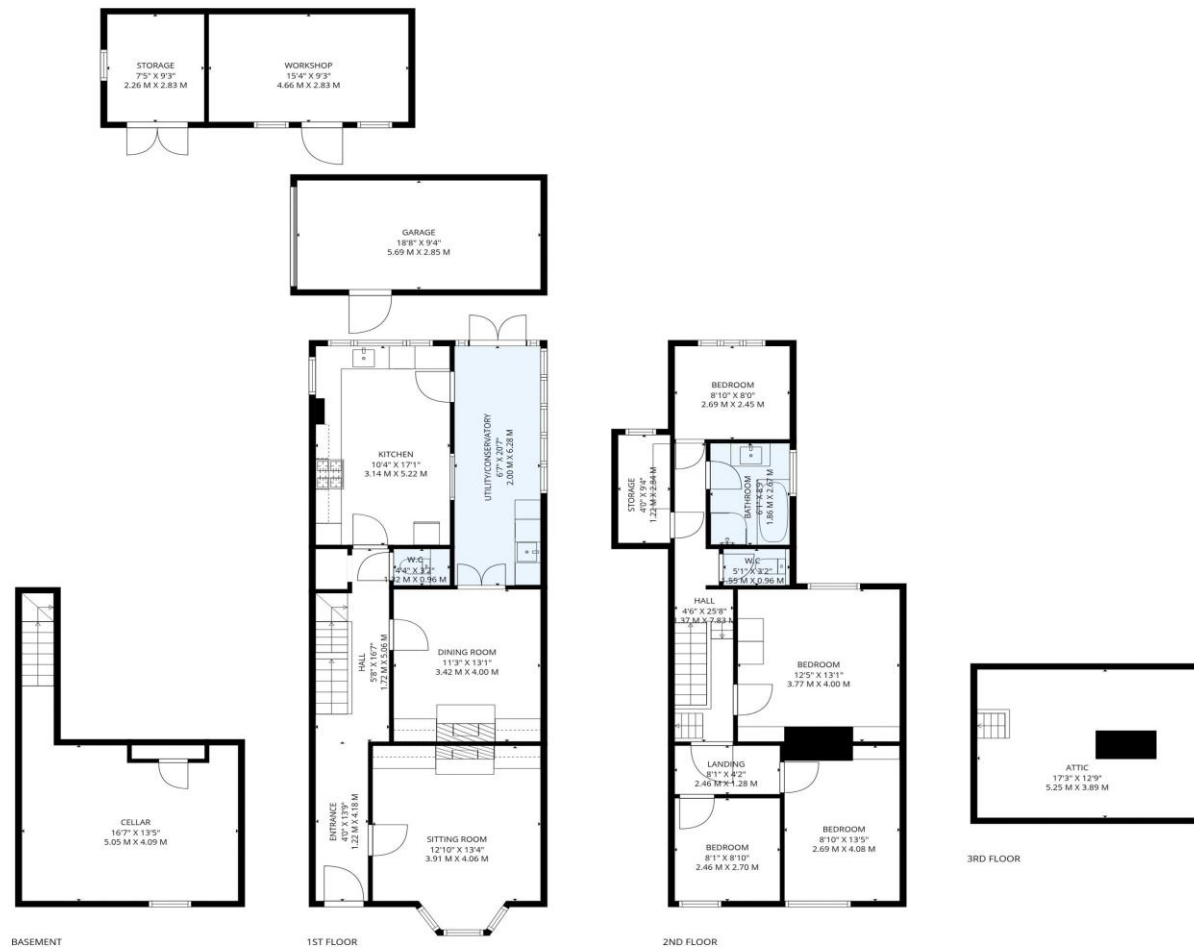
EPC Rating: D

Tenure: Freehold

Guide Price £550,000

Freehold





All Measurements Are Approximate, This Floor Plan is a Guide Only, Produced By Dcpp.



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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