

Church Close, Hepworth, Diss, Suffolk, IP22 2QF

MARK·EWIN
BURY ST EDMUNDS

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A well-presented three-bedroom detached bungalow situated in the village of Hepworth, enjoying field views to the rear, a generous rear garden and ample off-road parking.

The accommodation comprises an entrance hall, spacious sitting/dining room, kitchen fitted with wall and base units, three double bedrooms and a refitted shower room.

Outside, the front garden is laid to lawn, with a driveway providing ample off-road parking and access to the single garage. The generous rear garden is mainly laid to lawn, with a paved patio and planted flower and shrub beds. Gated access leads to a public footpath, perfect for dog walking and countryside walks.

Additional Information
Tenure: Freehold
Council Tax Band: D
Mobile Coverage: EE, O2, Three & Vodafone are listed as available in this area. (Source Ofcom)
Broadband: Standard & Ultrafast are available in this area. Superfast is listed as unlikely. (Source Ofcom)
Services: Mains electricity, water and drainage. Gas-fired central heating system.
Agent's Note: A brand-new central heating system, including a combi boiler, was installed in 2025.
(Please note that none of the services have been tested by the selling agent.)

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Directions

Leaving Bury St Edmunds town centre, head east towards the A143, following signs for Ixworth. Continue along the A143 towards Hepworth. On entering the village, turn right into Church Lane, then turn right again into Church Close. The property will be located on the left-hand side.

Location

Hepworth is conveniently placed between the Towns of Diss and Bury St Edmunds. Diss lies approximately 10 miles to the east and has a mainline railway station with links to London Liverpool Street. Diss also offers a wide range of shops and amenities, 13 miles to the west is the town of Bury St Edmunds. 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:

Entry 7' 5'' x 3' 11'' (2.26m x 1.19m)

Kitchen 12' 4'' x 11' 11'' (3.76m x 3.63m)

Sitting room 16' 5'' x 17' 8'' (5.00m x 5.38m)

Hall 6' 7'' x 8' 5'' (2.01m x 2.56m)

Bedroom 9' 7'' x 8' 5'' (2.92m x 2.56m)

Bedroom 12' 7'' x 10' 4'' (3.83m x 3.15m)

Bedroom 11' 4'' x 10' 4'' (3.45m x 3.15m)

Shower 7' 11'' x 8' 5'' (2.41m x 2.56m)

Garage 9' 5'' x 23' 3'' (2.87m x 7.08m)

Additional Information:

Council Tax Band: D
EPC Rating:
Tenure: Freehold

Guide Price £350,000
Freehold















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 byer 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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The Property Ombudsman