



Kingsway

Bury St. Edmunds, IP28

Price £500,000



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Description

This superb, detached family home occupies a generous sized plot within a sought-after and rarely available non-estate location, offering excellent transport links via the nearby dual carriageway as well as easy access into Mildenhall Town centre. The house has been thoughtfully extended to accommodate a families needs and is exceptionally well-presented throughout.

Upon entering the property you will find a welcoming and spacious entrance hall, providing ample space to remove coats and shoes, as well as a study/ home office with a window to the front of the house and an electrical dado rail providing six double socket power points. The entrance hall also includes a useful understairs storage cupboard and a storage cupboard upon the staircase, which leads to the first floor landing.

Downstairs, the property enjoys a living room which extends from the front to the rear of the house, with a window to the front and French doors to the rear, allowing natural light to fill the living space whilst there is a separate dining room with a window overlooking the rear garden.

There is a fully fitted kitchen, offering a range of wall and base level units, 2.5 bowl stainless steel sink and drainer unit, integrated cooker with a five-ring gas hob and extractor hood fitted over, space for a freestanding dishwasher plus an internal door leading into the garage, as well as separate utility room providing further space for appliances and an external door leading outside to the rear garden.

Upstairs, the property includes a family bathroom and four well-proportioned bedrooms, featuring an impressive primary bedroom and en suite, as well as built in storage to bedrooms three and four. The contemporary en suite offers a large, walk in shower cubicle in addition to a W.C and wash hand basin whilst the family bathroom comprises W.C, wash hand basin, useful storage cupboard and a bath with shower over.

The internal accommodation is concluded by a large garage which includes a modern electric door to the front, cloakroom W.C plus a stainless steel sink and base level storage units. The garage is home to a wall mounted gas boiler, serving the gas fired central heating system, and a pressurised hot water cylinder.

This stunning home sits behind impressive iron gates which allow access into a generous sized driveway and front garden. The side access gate leads to a large rear garden, ideal for a family, which is predominantly laid to lawn.

Measurements

Office/ Study - 7'1" x 5'2"

Living Room - 19'11" max x 14'00" max

Dining Room - 12'10" max x 10'10" max

Kitchen - 10'10" x 8'8"

Utility Room - 10'6" x 5'4"

Bedroom - 15'5" max x 12'6" max, sloped ceiling restricts head height at max measurement

En Suite Shower Room - 15'6" max x 8'3" max, sloped ceiling restricts head height at max measurement

Bedroom - 13'11" max x 10'11" max

Bedroom - 11'00" max x 8'9" max

Bedroom - 9'7" x 7'8"

Family Bathroom - 10'11" x 7'10"

Garage - 21'00" max x 15'5" max

Cloakroom W.C - 6'6" x 3'00"

Anti-money Laundering and Identification

We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. Our compliance partner, Coadjute, will securely manage these checks on our behalf.

Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Agents Note

Council Tax Band - West Suffolk, C.

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





Viewing

Please contact our Mildenhall Office on if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92 plus)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(92 plus)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
(1-20)			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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