



Lynn Way, Bury St Edmunds, Suffolk, IP32 6GG

MARK · EWIN
BURY ST EDMUNDS

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Located on Marham Park is this well-presented, three-bedroom, detached family home. The property benefits from spacious accommodation and off-road parking.

The property features on the ground floor, a welcoming entrance hall, convenient cloakroom, delightful sitting room and an open plan kitchen/dining room with French doors leading to the garden. The kitchen offers a range of wall and base level units with a built-in oven, hob, extractor, dishwasher and fridge freezer. The room offers plenty of space for a dining table and chairs and benefits from a utility room leading off with space for a washing machine. Moving to the first floor, the landing leads to three bedrooms, the principal bedroom benefits from an en-suite and also from a built-in wardrobe and airing cupboard. The family bathroom completes the accommodation. Outside, the driveway offers off-road parking for 2 cars. The rear garden offers a raised and low maintenance decked area and is enclosed by fencing.

Agents Note: Any applicants must fulfil Orbit shared ownership requirements.

Additional Information:

Tenure: Leasehold Lease Term: 125 years from and including 29 September 2022 Years Remaining: 121
Service Charge: £14.65 per month Rental on Unowned Share: £545.92 per month Insurance: £33.87 per month

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. (Please note that none of these



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.

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' 9" x 4' 7" (2.05m x 1.40m)

Sitting Room 18' 4" x 12' 6" (5.59m x 3.82m reducing to 3.22m)

Kitchen/Dining Room 18' 3" x 9' 5" (5.57m x 2.87m)

Utility Room 6' 8" x 5' 4" (2.04m x 1.63m)

Bedroom 13' 2" x 11' 6" (4.02m reducing to 3.01m x 3.50m reducing to 2.10m)

Ensuite 6' 4" x 5' 10" (1.93m x 1.79m)

Bedroom 13' 0" x 10' 4" (3.97m reducing to 3.47m x 3.16m)

Bedroom 9' 7" x 6' 11" (2.93m x 2.10m)

Bathroom 6' 6" x 6' 5" (1.98m x 1.96m)

Front & Rear Gardens

Driveway

Additional Information:

Council Tax Band: D

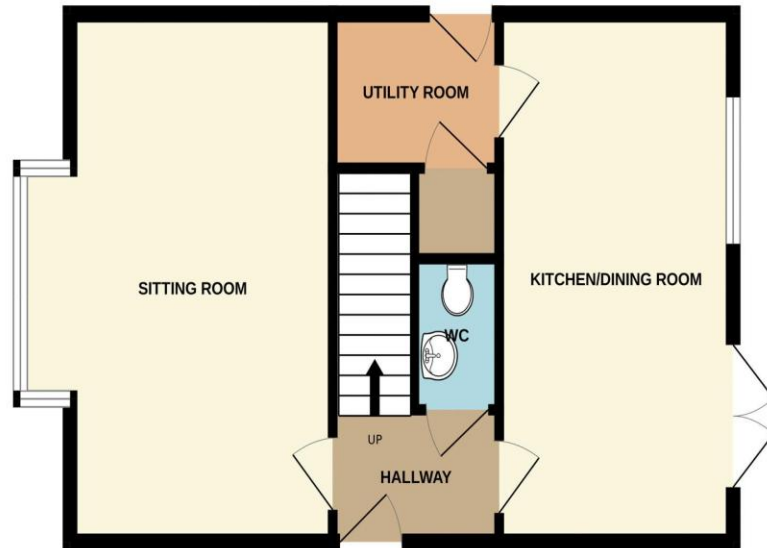
EPC Rating: B

Tenure: Leasehold

Asking Price £148,000
Lease Hold



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.
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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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