



Blake Walk, Bury St. Edmunds, Suffolk, IP32 7PZ

MARK · EWIN
BURY ST EDMUNDS

**Blake Walk, Bury St. Edmunds,
Suffolk, IP32 7PZ**

A well-presented three bedroom family home located on the ever popular Moreton Hall development. The accommodation comprises an entrance hall with cloakroom, leading through to a spacious dual-aspect sitting room with French doors opening directly onto the rear garden. A modern kitchen / diner, which is fitted with a dishwasher, fridge freezer, washing machine, gas hob and built-in oven also have access to the garden.

Upstairs, the landing gives access to a principal bedroom with an en-suite shower room, a further two bedrooms, together with a family bathroom fitted with a bath with shower over. Externally, the property benefits from an enclosed rear garden, mainly laid to gravel with a paved patio area, garage to the left and off-road parking. Additional Information:

Tenure: Freehold.

Mains Electricity, Water, Drainage and Gas central heating.

Mobile Coverage: EE, O2, Three & Vodafone all show good outdoor coverage in this area (Source: Ofcom).

Broadband: Standard, Superfast & Ultrafast broadband are all available in this area, provided via Openreach and CityFibre networks (Source: Ofcom). (Please note that none of these services have been tested by the selling agent.)



Directions

Leave the A14 at junction 44 and take the exit signposted Moreton Hall. Go straight over the next roundabout into Bedingfield Way. At the end of this road take the third exit into Skyliner Way, then left into Primack Road, third exit into Mortimer where Blake Walk can be found on the right hand side.

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 / 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:

Entry 10' 11" x 8' 10" (3.32m x 2.69m)

Kitchen 10' 8" x 8' 2" (3.25m x 2.49m)

Dining area 13' 2" x 7' 5" (4.01m x 2.26m)

Cloakroom 3' 8" x 6' 1" (1.12m x 1.85m)

Sitting Room 9' 5" x 17' 0" (2.87m x 5.18m)

Bedroom 9' 5" x 11' 8" (2.87m x 3.55m)

Bedroom 6' 10" x 11' 7" (2.08m x 3.53m)

Bedroom 17' 6" x 8' 4" (5.33m x 2.54m)

Ensuite 7' 7" x 3' 2" (2.31m x 0.96m)

Bathroom 6' 7" x 5' 4" (2.01m x 1.62m)

Landing 9' 11" x 4' 5" (3.02m x 1.35m)

Additional Information:

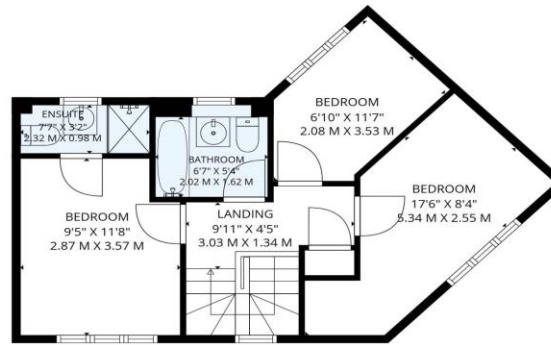
Council Tax Band: C

EPC Rating: E

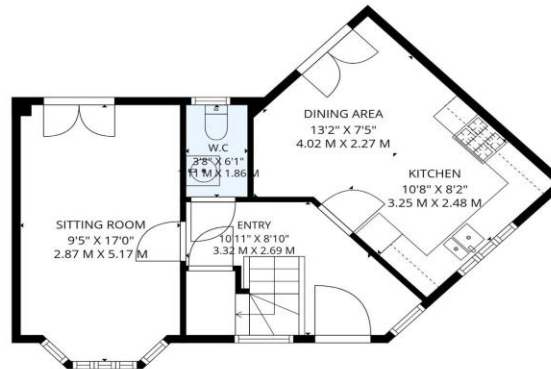
Tenure: Freehold

£280,000
Freehold





2ND FLOOR



1ST FLOOR

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcgp.



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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