



Fountains Road, Bury St. Edmunds, Suffolk, IP33 2EY

MARK · EWIN
BURY ST EDMUNDS

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A four-bedroom detached family home located on the Horringer Court Estate, with convenient access to the town's amenities.

The ground floor comprises an inviting entrance hall with a cloakroom, leading into a spacious sitting room and a modern kitchen fitted with wall and base units. The kitchen includes a breakfast area with doors offering direct access to the garden, while the separate dining room features a fitted bar area and doors providing access to the rear garden. A home office and utility room complete the ground floor accommodation. Upstairs there are four bedrooms and a modern family bathroom with bath and shower.

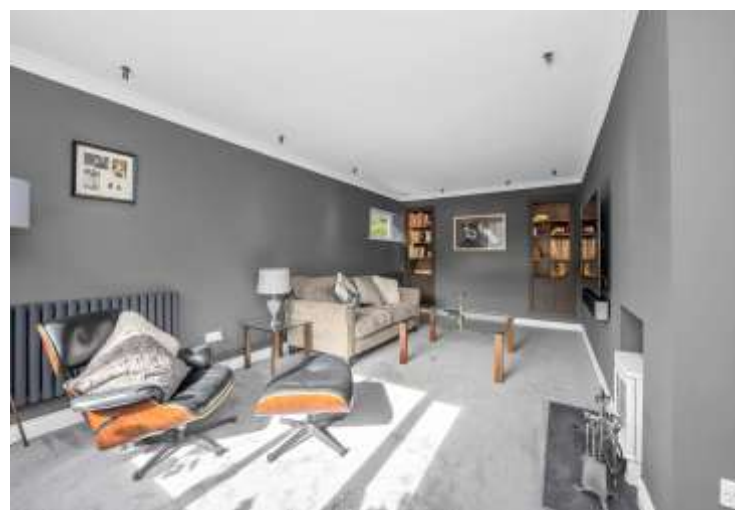
Outside, to the front, the property features a garage and driveway. The rear garden is mainly laid to lawn, with a paved patio area adjoining the property. The patio provides space for outdoor dining and seating.

Additional Information:

Tenure: Freehold EPC Rating: D

Council Tax band: D

Services: Mains electricity, drainage, gas and water. Heating: Gas fired central heating.
(Please note the selling agent has not tested any of the services)



Directions

Leaving town via Horringer Road, turn right into Glastonbury Road and left onto Fountains Road. The property can then 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:

Hall 6' 9" x 12' 8" (2.06m x 3.86m)

Cloakroom 6' 3" x 5' 10" (1.90m x 1.78m)

Sitting Room 12' 5" x 23' 7" (3.78m x 7.18m)

Kitchen 12' 4" x 20' 9" (3.76m x 6.32m)

Breakfast area 5' 2" x 5' 1" (1.57m x 1.55m)

Dining Room 12' 5" x 9' 9" (3.78m x 2.97m)

Bar 5' 1" x 2' 7" (1.55m x 0.79m)

Office 5' 11" x 10' 11" (1.80m x 3.32m)

Utility 9' 1" x 12' 3" (2.77m x 3.73m)

Landing 4' 1" x 9' 9" (1.24m x 2.97m)

Hall 2' 9" x 6' 9" (0.84m x 2.06m)

Bedroom 12' 5" x 10' 4" (3.78m x 3.15m)

Bedroom 9' 3" x 10' 7" (2.82m x 3.22m)

Bedroom 12' 4" x 13' 7" (3.76m x 4.14m)

Bedroom 10' 4" x 7' 3" (3.15m x 2.21m)

Bathroom 10' 4" x 5' 10" (3.15m x 1.78m)

Garage 8' 3" x 10' 6" (2.51m x 3.20m)

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Tenure: Freehold

Offers over £550,000
Freehold





All Measurements are Approximate, This Floor Plan is a Guide Only. Produced By Drip.



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.

www.markewin.co.uk

01284 217530 team@markewin.co.uk

77 St Johns Street, Bury St Edmunds

Suffolk, IP33 1SQ

