



The Street, Shimpling, Bury St. Edmunds, Suffolk, IP29 4HW

MARK · EWIN
BURY ST EDMUNDS

The Street, Shimpling, Bury St.
Edmunds, Suffolk, IP29 4HW

Located in the popular rural village of Shimpling is this well-presented and much improved, detached, house offering flexible accommodation.

The ground floor accommodation comprises entrance hall, cloakroom, sitting room, snug/games room, conservatory and kitchen breakfast room. There are three ground floor bedrooms, a bathroom and separate WC. On the first floor, two further bedrooms, a bathroom and a large attic room which could be converted into further accommodation.

Outside, double gates lead to a large gravel drive offering plenty of space for several vehicles. The rear garden, ideal for entertaining, has a covered decked section beside the bar ideal for a seating area, the remainder of the garden being laid to lawn.

Additional Information:

Tenure: Freehold

EPC Rating: D

Council Tax Band: E

Broadband: Standard & Ultrafast are available in this area via Openreach. (Source Ofcom)

Mobile Coverage: EE, O2, Three & Vodafone are listed as 'likely' in this area. (Source Ofcom)

Services: Mains Electric, Water and Drainage.

Heating via Oil fired central heating.

(Please note that none of these have been tested by the selling agent).



Directions

Heading out of Bury on the Sicklesmere road towards Sudbury along the A143. Continue along this road for approximately 7 miles then take a right turn signposted Shimpling, continue onto Slough Hill then turn right where the property can be found.

Location

Shimpling village is located approximately 11 mile south of the historic market town of Bury St Edmunds offering a Public House. 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.

MARK·EWIN
BURY ST EDMUNDS

Accommodation:

Entrance Hall 7' 4" x 11' 6" (2.23m x 3.51m)

Cloakroom 5' 6" x 2' 6" (1.68m x 0.77m)

Sitting Room 20' 3" x 12' 6" (6.18m x 3.80m)

Snug/Playroom 8' 10" x 12' 6" (2.70m x 3.80m)

Conservatory 12' 9" x 17' 7" (3.88m x 5.36m)

Kitchen/Dining Room 23' 0" x 12' 2" (7.01m x 3.72m)

Bathroom 7' 3" x 8' 1" (2.20m x 2.46m)

WC 5' 5" x 2' 9" (1.65m x 0.84m)

Bedroom 14' 2" x 11' 0" (4.33m x 3.35m)

Bedroom 11' 11" x 10' 1" (3.63m x 3.08m)

Bedroom 8' 0" x 11' 8" (2.44m x 3.56m)

First Floor

Landing 7' 4" x 6' 2" (2.23m x 1.88m)

Bedroom 12' 6" x 9' 7" (3.80m x 2.93m)

Bedroom 9' 2" x 14' 7" (2.79m x 4.45m)

Shower Room 9' 0" x 5' 4" (2.75m x 1.62m)

Attic Room 35' 0" x 10' 2" (10.67m x 3.11m)

Outside

Additional Information:

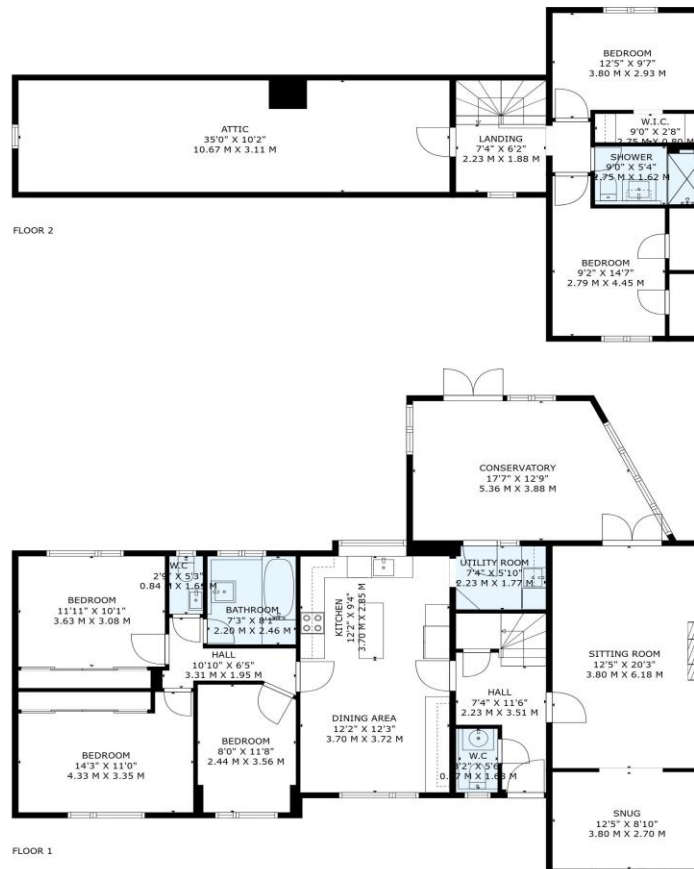
Council Tax Band: E

EPC Rating: D

Tenure: Freehold

Offers Over £550,000
Freehold





TOTAL: 2015 sq. ft, 187 m2
 FLOOR 1: 1579 sq. ft, 147 m2, FLOOR 2: 436 sq. ft, 40 m2
 EXCLUDED AREAS: BAY WINDOW: 6 sq. ft, 1 m2, LOW CEILING: 174 sq. ft, 16 m2, ATTIC: 200 sq. ft, 19 m2
 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.

www.markewin.co.uk

01284 217530 team@markewin.co.uk
 77 St Johns Street, Bury St Edmunds
 Suffolk, IP33 1SQ

