



Barons Road, Bury St. Edmunds, Suffolk, IP33 2LW

**MARK · EWIN**  
BURY ST EDMUNDS

## Barons Road, Bury St. Edmunds, Suffolk, IP33 2LW

A chain-free three bedroom detached bungalow offering spacious accommodation and a double garage.

Situated in a quiet residential location, the property is conveniently positioned close to West Suffolk Hospital, Hardwick Heath, local amenities and a regular bus route providing direct access into Bury St Edmunds town centre. The property features a dual-aspect sitting room with a feature fireplace, bay window and double doors opening into the adjoining dining room. The dining room leads through to the fitted kitchen with breakfast area and separate utility room.

There are three bedrooms, including a principal bedroom with en-suite shower room and study area, together with a family bathroom. Externally, the property benefits from an enclosed rear garden with a paved terrace, accessed directly from the house via sliding patio doors. The accommodation is further complemented by a double garage, providing off-road parking and additional storage.

### Additional Information:

Tenure: Freehold. Chain Free.

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 Electricity, Water, Drainage and Gas. (Please note that none of these services have been tested by the selling agent.)



### Directions

Heading from Bury St Edmunds town centre towards Out Westgate Street. When you reach the traffic lights on Out Westgate Street turn left onto Vinery Road following this road until you see a left turning onto Barons Road. The property can be found just over half way down on the right hand side opposite Ely Close.

### 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 8' 2" x 4' 6" (2.49m x 1.37m)

Sitting Room 20' 11" x 15' 11" (6.37m x 4.85m)

Utility 9' 11" x 8' 3" (3.02m x 2.51m)

Kitchen 9' 11" x 12' 1" (3.02m x 3.68m)

Breakfast Area 9' 11" x 7' 2" (3.02m x 2.18m)

Dining area 11' 9" x 11' 6" (3.58m x 3.50m)

Bedroom 8' 9" x 11' 6" (2.66m x 3.50m)

Primary Bedroom 15' 0" x 11' 5" (4.57m x 3.48m)

Ensuite 6' 0" x 5' 10" (1.83m x 1.78m)

Bathroom 9' 0" x 7' 6" (2.74m x 2.28m)

Hall 5' 3" x 11' 1" (1.60m x 3.38m)

Office 5' 11" x 5' 10" (1.80m x 1.78m)

Cloakroom 6' 8" x 3' 2" (2.03m x 0.96m)

Bedroom 12' 3" x 10' 3" (3.73m x 3.12m)

Garage 17' 6" x 17' 9" (5.33m x 5.41m)

**Additional Information:**

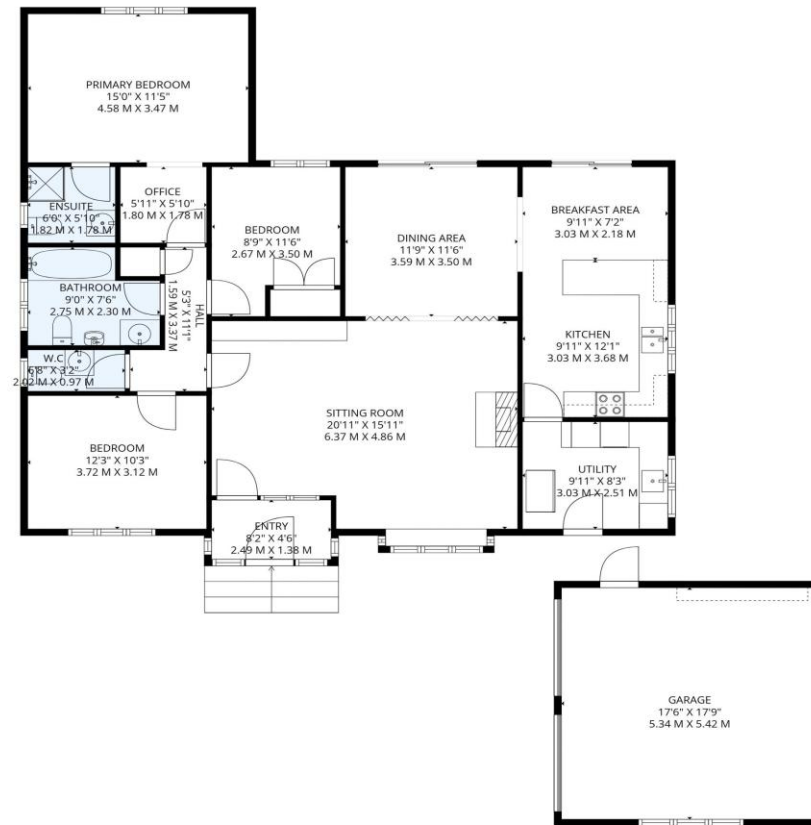
Council Tax Band: F

EPC Rating:

Tenure: Freehold

**Offers over £475,000  
Freehold**





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](http://www.markewin.co.uk)

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