



Pettits Drive , Bury St Edmunds , Suffolk, IP326GT

MARK · EWIN
BURY ST EDMUNDS

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An immaculately presented three-bedroom semi detached house, located on the popular Marham Park development of Bury St Edmunds. The property comprises an entrance hall leading to a convenient cloakroom, a sitting room and kitchen/dining room with French doors leading to the garden. The kitchen offers an attractive range of wall and base level units.

The first-floor compromises of the three bedrooms with the principal benefiting from an en-suite shower room. The family bathroom completes the first-floor accommodation.

Outside, a pathway leads to the entrance door. The enclosed southeast facing rear garden features a paved patio area adjoining the property, with the remainder mainly laid to lawn. To the rear of the garden is a raised-decked seating area, providing an ideal space for outdoor dining and relaxation. The garden also benefits from a shed offering useful storage. Parking is provided via a driveway with space for two vehicles and has an electric vehicle charger.

Additional Information:

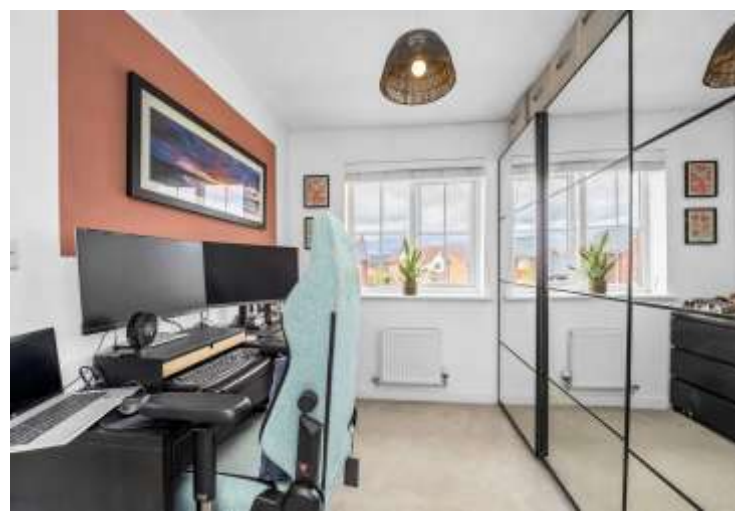
Tenure: Freehold

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

Broadband: Standard, Superfast & Ultrafast are available in this area. (Source Ofcom)

Additional Information; Services: Mains Gas, Electric, Water and Drainage. Heating via gas central heating. (Please note that none of these services have been tested by the selling agent.)

Agents' Note: Maintenance charge of £180 per annum, payable to Trinity management company.



Directions

Leaving Bury St Edmunds via Mildenhall Road (A1101), heading towards Fornham All Saints and Marham Park, continue straight over the roundabout onto the B1106. At the next roundabout take the second exit onto Marham Parkway, then turn into Pettits Drive where the property can be found.

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.

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Accommodation:

Entry 4' 3" x 4' 5" (1.29m x 1.35m)

Sitting Room 12' 6" x 16' 10" (3.81m x 5.13m)

Kitchen 7' 3" x 11' 2" (2.21m x 3.40m)

Dining area 8' 3" x 7' 10" (2.51m x 2.39m)

Cloakroom 3' 3" x 5' 1" (0.99m x 1.55m)

Landing 4' 6" x 6' 8" (1.37m x 2.03m)

Bedroom 7' 2" x 6' 6" (2.18m x 1.98m)

Bedroom 8' 0" x 10' 2" (2.44m x 3.10m)

Bathroom 7' 7" x 6' 5" (2.31m x 1.95m)

Ensuite 3' 11" x 7' 10" (1.19m x 2.39m)

Bedroom 10' 10" x 11' 2" (3.30m x 3.40m)

Additional Information:

Council Tax Band: C

EPC Rating: B

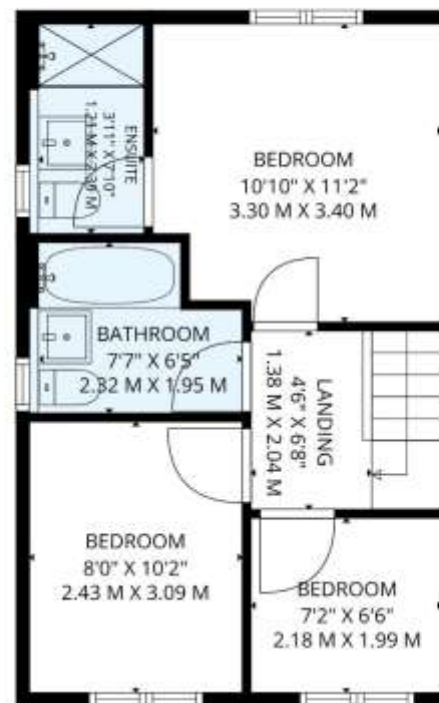
Tenure: Freehold

Offers over £300,000
Freehold





GROUND FLOOR



1ST FLOOR

All Measurements Are Approximate. This Floor Plan is a Guide Only. Prepared 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.