



Horsecroft Road, Bury St. Edmunds, Suffolk, IP33 2DU

MARK · EWIN
BURY ST EDMUNDS

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A substantial four-bedroom detached family home situated on an established residential road on the western edge of Bury St Edmunds. Occupying a generous plot, the property offers well-proportioned accommodation, mature gardens, an integral garage and ample off-road parking.

The property enjoys a private position that is not directly overlooked, together with high ceilings throughout that create an excellent sense of space and light. From the principal bedrooms there are attractive elevated views across the rooftops of Bury St Edmunds towards the Cathedral.

The ground floor comprises an entrance hall, sitting room with wood-burning stove and doors opening onto the rear terrace, dining room with bay window, fitted kitchen, breakfast room and ground-floor cloakroom. The first floor provides four bedrooms, a family bathroom and an en-suite shower room serving the principal bedroom.

Outside, the rear garden is principally laid to lawn with mature planting and seating areas. To the front is a generous driveway providing ample parking and access to the integral garage. The property also benefits from roof-mounted solar panels with battery storage.

Additional Information

Tenure: Freehold.

Services: Mains electricity, drainage, gas and water. Solar panels with battery storage. (Please note that none of these services have been tested by the selling agent.)

Council Tax: West Suffolk - Band F.

Broadband: Up to 1800 Mbps available. (Source: Ofcom)

Mobile Coverage: EE, Three, Vodafone and O2 are reported to be available in this area. (Source: Ofcom)

Agent's Note:

A copper beech tree situated within the neighbouring property is protected by a Tree Preservation Order. This may restrict works to any overhanging branches or roots. Further information is available from West Suffolk Council.

Agent's Note:

Planning permission has been granted for a new West Suffolk Hospital at Hardwick Manor, including associated infrastructure and construction access arrangements. Further information is available from West Suffolk Council under planning reference DC/22/0593/HYB. Prospective purchasers should review the planning documents and satisfy themselves as to any potential impact.



Directions

From Bury St Edmunds town centre, proceed west along Westgate Street. At the double roundabout, follow the road straight across onto Out Westgate. Continue straight across the traffic lights and take the second left onto Horsecroft Road, just after the shops. Follow the road up the hill where the property will 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.

Accommodation:

Entry 4' 11" x 5' 2" (1.50m x 1.57m)

Kitchen 14' 0" x 11' 6" (4.26m x 3.50m)

Hall 8' 0" x 9' 10" (2.44m x 2.99m)

Sitting Room 14' 2" x 16' 11" (4.31m x 5.15m)

Dining Room 14' 0" x 14' 11" (4.26m x 4.54m)

Garage 17' 3" x 17' 6" (5.25m x 5.33m)

Cloakroom 5' 9" x 3' 8" (1.75m x 1.12m)

Landing 22' 4" x 3' 8" (6.80m x 1.12m)

Bedroom 14' 2" x 16' 11" (4.31m x 5.15m)

Bedroom 10' 0" x 6' 10" (3.05m x 2.08m)

Bedroom 14' 0" x 14' 11" (4.26m x 4.54m)

Bathroom 10' 7" x 6' 7" (3.22m x 2.01m)

Bedroom 17' 5" x 13' 2" (5.30m x 4.01m)

Ensuite 9' 8" x 4' 4" (2.94m x 1.32m)

Breakfast area 12' 2" x 9' 1" (3.71m x 2.77m)

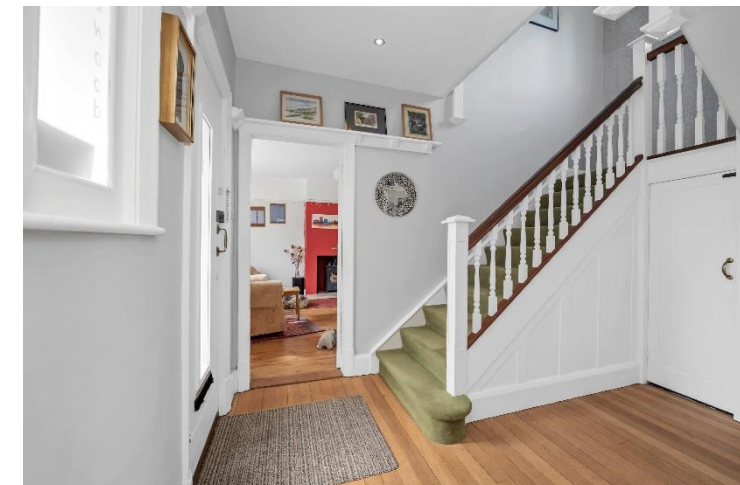
Additional Information:

Council Tax Band: F

EPC Rating: D

Tenure: Freehold

£760,000 Freehold





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



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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