



Scarlin Road, Bury St. Edmunds, Suffolk, IP33 2HX

**MARK · EWIN**  
BURY ST EDMUNDS

## Scarlin Road, Bury St. Edmunds, Suffolk, IP33 2HX

Located on the popular west side of Bury St Edmunds is this three-bedroom, detached property with off-road parking and a garage.

The accommodation on the ground floor comprises an entrance porch and hallway, open plan sitting/dining room, a fitted kitchen, shower room and a conservatory leading to the garden. On the first floor, a landing leads to three bedrooms and a family bathroom.

Outside, parking is offered via a driveway and leads to a single garage. To the rear, the attractive garden is laid with artificial lawn, a paved patio area and planted beds hosting a variety of mature shrubs and trees.

### Additional Information

Tenure: Freehold

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 Gas, Electric, Water and Drainage. Heating via gas central heating.

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



### Directions

Leaving town via Risbygate Street at the mini roundabout turn left on to Westley Road, turn left along Flemyng Road and right on to Wigston Road. Take a left onto Scarlin Road where the property can be located.

### 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:**

Entrance Porch 5' 7" x 3' 8" (1.70m x 1.13m)

Sitting Room 13' 7" x 12' 8" (4.15m x 3.87m reducing to 3.39m)

Dining Room 10' 9" x 8' 6" (3.27m x 2.58m)

Kitchen 10' 8" x 7' 2" (3.25m x 2.19m)

Rear Hallway 6' 2" x 3' 5" (1.87m x 1.03m)

Shower Room 8' 3" x 3' 7" (2.52m x 1.09m)

Conservatory 9' 9" x 8' 11" (2.96m x 2.71m)

Landing 9' 2" x 6' 2" (2.79m x 1.89m)

Bedroom 13' 0" x 9' 7" (3.97m x 2.91m reducing to 2.59m)

Bedroom 9' 8" x 9' 6" (2.94m x 2.89m)

Bedroom 7' 2" x 8' 11" (2.19m x 2.73m)

Bathroom 5' 5" x 6' 1" (1.65m x 1.86m)

Rear Garden

Driveway & Garage



**Additional Information:**

Council Tax Band: C

EPC Rating: D

Tenure: Freehold

**Offers Over £350,000  
Freehold**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**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)

01284 217530 team@markewin.co.uk

77 St Johns Street, Bury St Edmunds

Suffolk, IP33 1SQ