



The Street, Hepworth, Diss, Suffolk, IP22 2PS

MARK · EWIN
BURY ST EDMUNDS

The Street, Hepworth, Diss, Suffolk, IP22 2PS

An attractive four-bedroom detached family home with a versatile ground-floor bedroom/study, situated in the village of Hepworth.

The property offers spacious and well-presented accommodation arranged over two floors, together with a south-facing rear garden, double garage and extensive off-road parking. The ground floor comprises an entrance hall, cloakroom, generous sitting room with an open fireplace, extended bay window and double doors opening onto the rear terrace.

There is also a separate dining room, a beautifully refitted kitchen with granite work surfaces, a matching utility room and a versatile bedroom or home office. On the first floor, the principal bedroom benefits from built-in wardrobes and a refitted en-suite bathroom. There are three further well-proportioned bedrooms and a modern family shower room.

Outside, the south-facing rear garden is mainly laid to lawn with a generous paved terrace, established planting and fruit trees. A stylish garden bar and covered gym area provide excellent spaces for entertaining, working out or relaxing throughout the year. To the front, a substantial tarmac driveway provides extensive parking and access to the detached double garage.

Additional Information

Tenure: Freehold

Council Tax Band: F

Heating: Oil-fired central heating

Services: Mains electricity, water and drainage

Broadband: Standard and Superfast broadband are available in the area

Mobile coverage: EE, O2 and Three are listed as likely, with Vodafone listed as limited. Prospective purchasers should check availability with Ofcom.



Directions

Leave Bury St Edmunds on the A143 heading toward Diss. Continue through the villages of Gt Barton, Ixworth and Stanton. Go past the first turning on the left to Hepworth.

Location

Hepworth is conveniently placed between the Towns of Diss and Bury St Edmunds. Diss lies approximately 10 miles to the east and has a mainline railway station with links to London Liverpool Street. Diss also offers a wide range of shops and amenities, 13 miles to the west is the town of Bury St Edmunds. The historic market town of 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.

Accommodation:

Entry 14' 3" x 11' 5" (4.34m x 3.48m)

Bedroom 7' 9" x 11' 5" (2.36m x 3.48m)

Sitting Room 16' 11" x 18' 2" (5.15m x 5.53m)

Dining Area 12' 4" x 12' 9" (3.76m x 3.88m)

Utility 5' 4" x 12' 9" (1.62m x 3.88m)

Kitchen 12' 7" x 11' 5" (3.83m x 3.48m)

Landing 18' 8" x 14' 2" (5.69m x 4.31m)

Shower Room 7' 8" x 8' 9" (2.34m x 2.66m)

Bedroom 8' 1" x 12' 1" (2.46m x 3.68m)

Bedroom 10' 11" x 12' 0" (3.32m x 3.65m)

Bedroom 9' 7" x 12' 0" (2.92m x 3.65m)

Bedroom 14' 0" x 12' 0" (4.26m x 3.65m)

Ensuite 8' 1" x 11' 9" (2.46m x 3.58m)

Summer House 15' 1" x 15' 0" (4.59m x 4.57m)

Summer house bar 7' 6" x 7' 5" (2.28m x 2.26m)

Garage 15' 11" x 18' 1" (4.85m x 5.51m)

Cloakroom 3' 3" x 6' 4" (0.99m x 1.93m)

Additional Information:

Council Tax Band: F

EPC Rating: E

Tenure: Freehold

Guide price £650,000
Freehold





All Measurements are Approximate, These Floor Plans are a Guide Only. Produced 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.

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