



Paddock Way, Troston, Suffolk, IP31 1ES

MARK · EWIN
BURY ST EDMUNDS

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A well-presented, detached bungalow located in the village of Troston and benefitting from off-road parking and a garage.

The accommodation comprises an entrance hall, welcoming sitting room, modern fitted kitchen and two bedrooms, the principal with fitted wardrobes. There is also a bathroom featuring a shower over bath and a conservatory leading to the garden.

Outside, the front garden is mainly laid to lawn with planted beds and a driveway provides off-road parking and leads to the single garage. To the rear, the garden is mainly laid to lawn with a paved patio area, planted beds and a garden shed.

Additional Information

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are available in this area. (Source Ofcom)

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

Services: Mains Electric, Water and Drainage. Heating via oil fired central heating.

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



Directions

Leave A1302 / Tayfen Road towards Osier Road, at the roundabout take the 2nd exit. At roundabout, take 2nd exit on to A134 / Compiègne Way, pass through 3 roundabouts remaining on the A134. At roundabout, take 3rd exit on to B1106 / Barton Bottom, Bear left towards Bury Road and then Bear right on to Bury Road. Road name changes to The Street, Bear right on to Troston Road. The road name changes to Livermere Road, Turn left on to Paddock Way where the property can be found.

Location

Troston is a small village and is situated around five miles north-east 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:

Entrance Hall 5' 3" x 8' 10" (1.60m x 2.69m)

Sitting Room 13' 2" x 19' 7" (4.02m x 5.98m)

Kitchen 7' 11" x 15' 9" (2.41m x 4.81m)

Bedroom 12' 11" x 9' 11" (3.93m x 3.03m)

Bedroom 12' 10" x 8' 5" (3.92m x 2.56m)

Bathroom 9' 8" x 5' 11" (2.94m x 1.80m)

Conservatory 11' 5" x 12' 5" (3.47m x 3.79m)

Front & Rear Gardens

Driveway

Garage 8' 7" x 17' 4" (2.61m x 5.28m)

Additional Information:

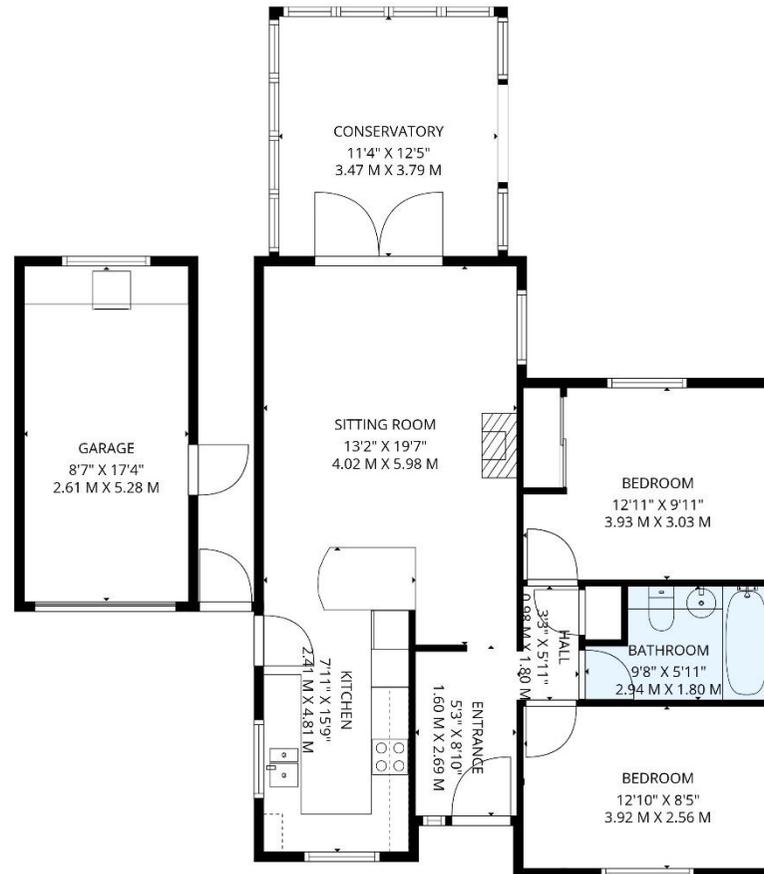
Council Tax Band: C

EPC Rating: D

Tenure: Freehold

**Offers Over £350,000
Freehold**





TOTAL: 912 sq. ft, 85 m²
 1st floor: 912 sq. ft, 85 m²
 EXCLUDED AREAS: GARAGE: 149 sq. ft, 14 m², WALLS: 107 sq. ft, 9 m²

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.

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