



Northern Rose Close, Bury St. Edmunds, Suffolk, IP32 7PB

MARK · EWIN
BURY ST EDMUNDS

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Located on the popular Moreton Hall Development of Bury St Edmunds is this well-presented, three-bedroom property with off-road parking and a single garage.

The accommodation on the ground floor comprises an entrance hall, cloakroom, sitting room with French doors leading to the garden and a modern kitchen/dining room. The kitchen offers an attractive range of wall and base level units and incorporates a built-in oven, gas hob and dishwasher. Moving to the first floor, there are three bedrooms, the principal benefits from an ensuite shower room and built in storage. The family bathroom completes the accommodation on offer.

Outside, parking is offered via a driveway leading to the single garage. The rear garden is mainly laid to lawn with a paved patio area, decking, planted beds and side access to the garage.

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 & Drainage. Heating via gas central heating.

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



Directions

From Sainsburys continue along Bedingfield Way until you reach the John Banks roundabout, turn right into Skyliner Way, at the next roundabout turn left into Lady Miriam Way, take your second left into Airfield Road, left into Liberty Close and then right into Northern Rose Close where the property can be found towards the end of the road.

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 / Stanstead Airport via the A11/M11.

Accommodation:

Entrance Hall 6' 4" x 4' 7" (1.93m x 1.40m)

Sitting Room 19' 11" x 9' 11" (6.06m x 3.03m)

Kitchen/Dining Room 19' 9" x 11' 6" (6.03m x 3.50m
reducing to 2.78m)

Cloakroom 2' 8" x 6' 0" (0.82m x 1.83m)

Landing

Bedroom 15' 0" x 10' 3" (4.58m reducing to 4.47m x 3.12m)

Ensuite 10' 2" x 5' 1" (3.11m x 1.56m reducing to 0.76m)

Bedroom 9' 10" x 9' 6" (2.99m x 2.90m)

Bedroom 9' 9" x 9' 6" (2.96m x 2.90m)

Bathroom 6' 8" x 6' 6" (2.04m x 1.98m)

Rear Garden

Driveway & Garage

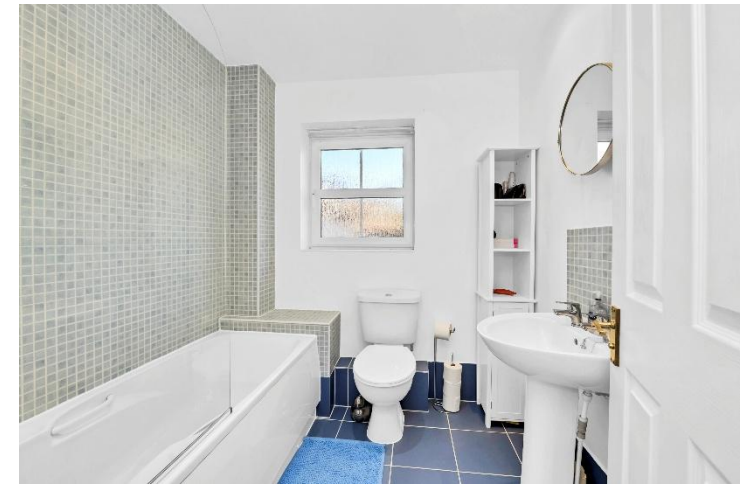
Additional Information:

Council Tax Band: D

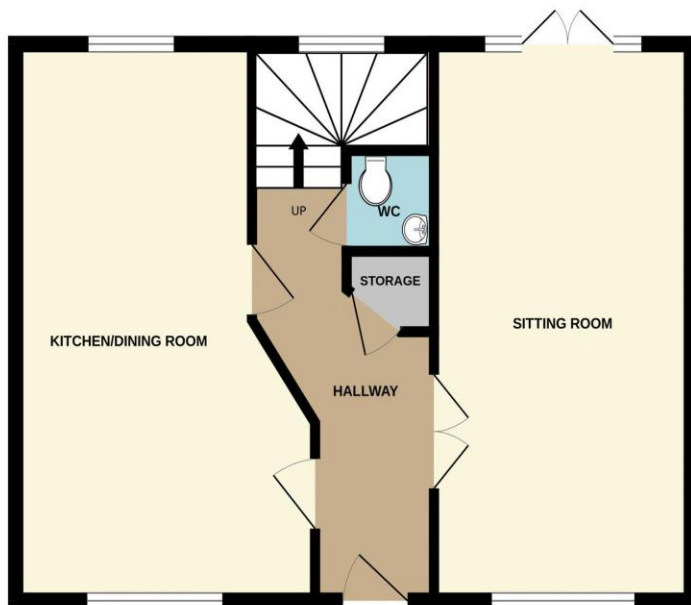
EPC Rating: C

Tenure: Freehold

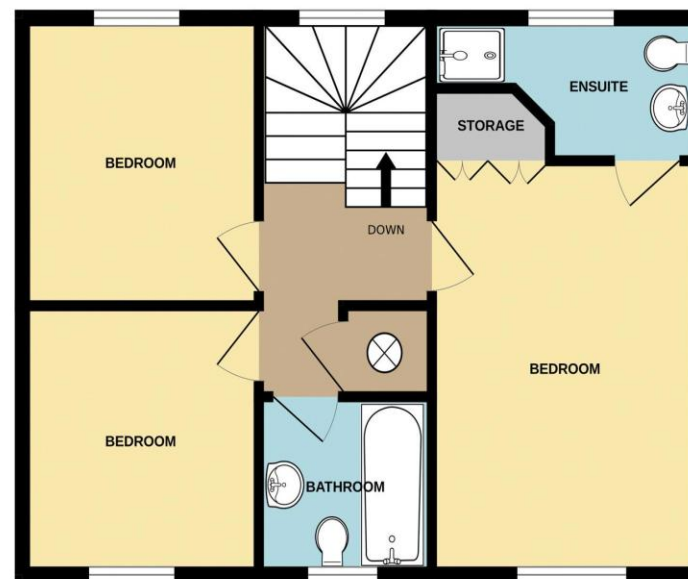
Guide Price £350,000
Freehold



GROUND FLOOR
518 sq.ft. (48.1 sq.m.) approx.



1ST FLOOR
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 1036 sq.ft. (96.2 sq.m.) approx.

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.

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