



Bennett Avenue, Bury St. Edmunds, Suffolk, IP33 3JJ

MARK EWIN
BURY ST EDMUNDS

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IP33 3JJ

Located on the popular West Side of Bury St Edmunds is this well-presented, detached family home on a generous plot of almost a quarter of an acre, off-road parking and a garage.

The accommodation on the ground floor offers an entrance hall, cloakroom, welcoming sitting room, a family room with doors leading to the garden and a study. The kitchen offers an attractive range of wall and base level units and incorporates a built-in oven, hob and dishwasher. The room also offers space for a table and chairs and leads to a useful utility room. On the first floor, three bedrooms can be found along with a modern shower room and separate WC.

Outside, parking is offered for up to 3 vehicles. The first driveway leads to a single garage, while the additional driveway includes an electric vehicle charger. To the rear, the large garden is mainly laid to lawn hosting a variety of trees and shrubs and benefits from an undercover paved patio area provided by a canopy, an additional patio space and a 10'x15' shed/workshop.

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 Bury St Edmunds town centre via Risbygate Street, continue into Newmarket Road, continue over the traffic lights at Glasswells, Bennett Avenue will be your first left and the property will be located on your left.

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 Hall 7' 6" x 8' 7" (2.28m x 2.62m)

Cloakroom 3' 8" x 6' 6" (1.13m x 1.98m)

Sitting Room 10' 4" x 16' 1" (3.14m x 4.91m)

Family Room 10' 4" x 15' 11" (3.15m x 4.86m)

Kitchen 17' 8" x 9' 3" (5.38m x 2.83m)

Utility Room 5' 7" x 6' 6" (1.70m x 1.98m)

Office 10' 4" x 7' 10" (3.14m x 2.38m)

Landing 7' 9" x 3' 1" (2.35m x 0.93m)

Bedroom 14' 10" x 9' 3" (4.53m x 2.83m)

Bedroom 13' 1" x 9' 3" (4.00m x 2.83m)

Bedroom 9' 5" x 7' 3" (2.88m x 2.20m)

Shower Room 5' 9" x 6' 6" (1.75m x 1.98m)

WC 4' 9" x 2' 9" (1.44m x 0.84m)

Front & Rear Gardens

Driveway

Garage 8' 8" x 16' 2" (2.65m x 4.93m)

Additional Information:

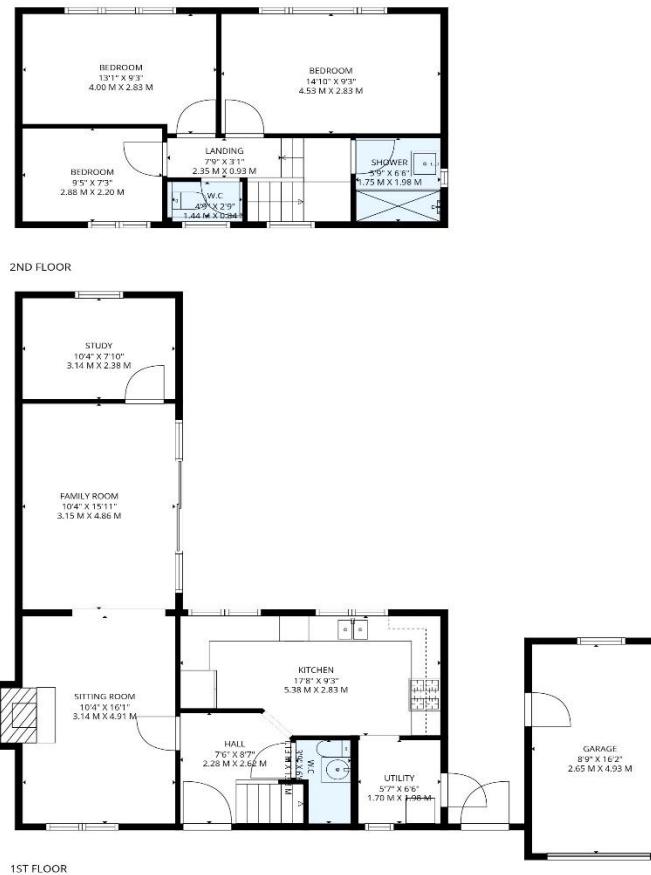
Council Tax Band: D

EPC Rating: TBC

Tenure: Freehold

Offers Over £450,000
Freehold





TOTAL: 1207 sq. ft, 112 m²

1st floor: 751 sq. ft, 70 m², 2nd floor: 456 sq. ft, 42 m²
 EXCLUDED AREAS: GARAGE: 141 sq. ft, 13 m², UTILITY: 36 sq. ft, 3 m², FIREPLACE: 8 sq. ft, 1 m²,
 WALLS: 142 sq. ft, 15 m²

All Measurements Are Approximate. This Floor Plan is a Guide Only. Produced By Dpp.

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

01284 217530 team@markewin.co.uk
 77 St Johns Street, Bury St Edmunds
 Suffolk, IP33 1SQ

