



Coltsfoot Crescent, Bury St. Edmunds, Suffolk, IP32 7NN

**MARK EWIN**  
BURY ST EDMUNDS

Coltsfoot Crescent, Bury St. Edmunds,  
Suffolk, IP32 7NN

A well-presented four-bedroom, town house located on the popular Moreton Hall development in Bury St Edmunds.

The property offers flexible and spacious accommodation to include, on the ground floor, an entrance hall, cloakroom, fitted kitchen, convenient utility room, dining room and a sunroom leading to the garden.

Moving to the first floor, there are two bedrooms, one with a balcony and a spacious sitting room with Juliet balcony completes the accommodation on this floor.

The second-floor benefits from a further two bedrooms, the principal offers an ensuite shower room. The modern family bathroom is fitted with a bath and separate walk-in shower.

Outside, Parking is offered via a driveway leading to the single garage. The enclosed rear garden is mainly laid to lawn with a paved patio area and is bordered mature shrubs. There is also rear access to the garage.

#### Additional Information:

Tenure: Freehold

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

Mobile Coverage: EE, O2, Three & Vodafone are listed as 'likely' in this area. (Source Ofcom)

Services: Mains Gas, Electric, Water and Drainage. Heating offered via gas central heating.

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



#### Directions

Heading into Moreton Hall via Bedingfield Way take the second turning off the roundabout into Drovers Avenue, take the first left hand turning into Coltsfoot Crescent where the property will be found.

#### 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:

### GROUND FLOOR

Entrance Hall 19' 3" x 6' 8" (5.86m x 2.03m)

Cloakroom 5' 4" x 3' 1" (1.62m x 0.93m)

Kitchen 16' 0" x 7' 6" (4.87m x 2.29m)

Dining Room 12' 11" x 9' 1" (3.94m x 2.76m reducing to 2.31m)

Utility Room 9' 7" x 9' 7" (2.91m x 2.92m reducing to 1.99m)

Sun Room 12' 9" x 12' 3" (3.89m x 3.74m)

### FIRST FLOOR

Landing 10' 6" x 6' 7" (3.20m x 2.01m)

Sitting Room 14' 8" x 14' 7" (4.48m reducing to 2.92m x 4.45m reducing to 2.31m)

Bedroom 14' 2" x 7' 7" (4.32m x 2.32m)

Bedroom 8' 4" x 6' 6" (2.54m x 1.97m)

Balcony

### SECOND FLOOR

Landing 10' 6" x 6' 4" (3.19m x 1.94m)

Bedroom 14' 6" x 10' 3" (4.42m x 3.12m reducing 2.94m)

Ensuite 6' 11" x 5' 10" (2.12m x 1.77m)

Bedroom 11' 2" x 7' 8" (3.41m x 2.33m)

### Additional Information:

Council Tax Band: E

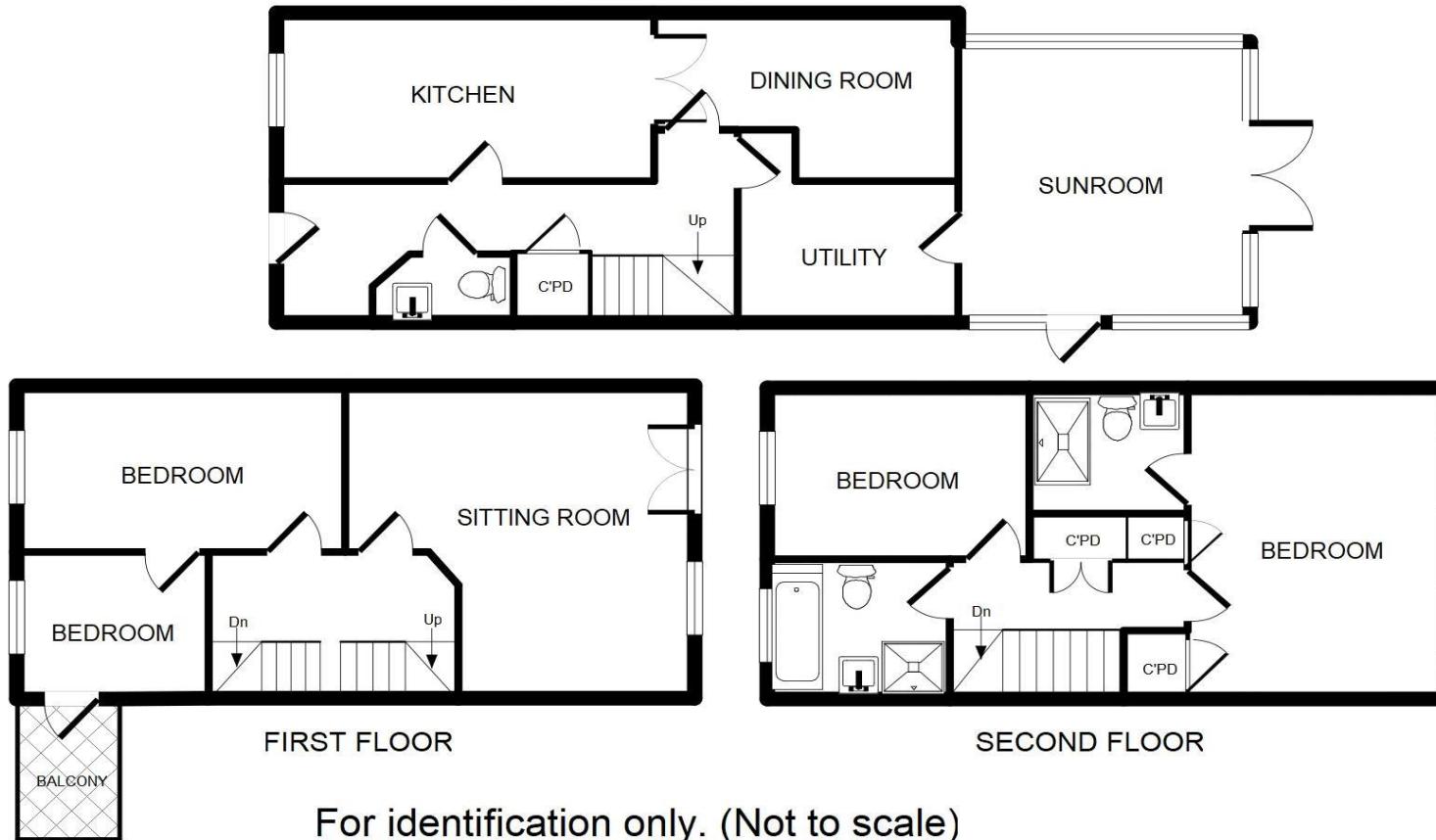
EPC Rating: TBC

Tenure: Freehold

Offers Over £400,000  
Freehold



## GROUND FLOOR



For identification only. (Not to scale)  
(c) Visual Floor Planner

**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](mailto:team@markewin.co.uk)  
77 St Johns Street, Bury St Edmunds  
Suffolk, IP33 1SO

