



Newmarket Road, Bury St. Edmunds, Suffolk, IP33 3SN

MARK · EWIN
BURY ST EDMUNDS

An immaculately presented, updated and much improved four-bedroom semi detached house with plentiful off road parking. The property benefits from a large rear garden complete with a Home Office. This attractive 1930's property has undergone a scheme of improvement works by the current owner, some of these works include redecoration throughout, new kitchen, addition of a wood burner and upgrading of the family bathroom. The property is approached via its large driveway offering plentiful off road parking, the driveway offering an EV charging point, and access to the side of the property provides gates to the rear garden.

The classical 1930's arched lobby gives access to the welcoming entrance hall, the accommodation includes a convenient cloakroom and a bay fronted sitting room offering polished floorboards and attractive period style fireplace. The 'hub of home' family room offers flowing accommodation to the snug and kitchen, this good-size room offers two sets of French doors giving access to the large rear garden and the room offer plenty of space for a dining table and chairs. The kitchen offers an attractive range of units with extractor over the cooked. The charming snug offers a delightful wood burning stove focal point within the fireplace with alcove cupboards and shelving detailing.

Moving to the first floor, the landing gives access to the family bathroom, the bathroom offering a shower over the bath. Three of the four bedrooms are located on this floor, the bay fronted principal bedroom benefits from an en-suite shower room and period style fireplace. On the second floor a further good-size bedroom can be found.

Outside, to the rear of the garden is the useful addition of a Home Office, an insulated timber framed building with bar area and wood burner. The large rear garden commences with a paved patio area with garden shed, the remainder of the garden follows being laid to lawn with planted beds and offers a covered seating area, ideal for entertainment and barbeques. This leads to the previously mentioned home office.



Directions

Heading west along Newmarket Road away from the town centre, the property will be located on your right-hand side before reaching Aldi.

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

Cloakroom

Sitting Room 13' 5" x 13' 9" (4.1m x 4.2m)

Snug 11' 2" x 11' 10" (3.4m x 3.6m)

Family Room 17' 9" x 11' 6" (5.4m x 3.5m)

Kitchen 7' 10" x 11' 6" (2.4m x 3.5m)

First Floor Landing

Bedroom One 11' 6" x 13' 9" (3.5m x 4.2m)

En-Suite 7' 10" x 7' 7" (2.4m x 2.3m)

Bedroom Three 11' 6" x 11' 10" (3.5m x 3.6m)

Bedroom Four 8' 2" x 11' 2" (2.5m x 3.4m)

Family Bathroom 4' 7" x 8' 10" (1.4m x 2.7m)

Second Floor

Bedroom Two 15' 1" x 13' 5" (4.6m x 4.1m)

Outside

Rear Garden

Home Office 14' 9" x 16' 9" (4.5m x 5.1m)

Additional Information:

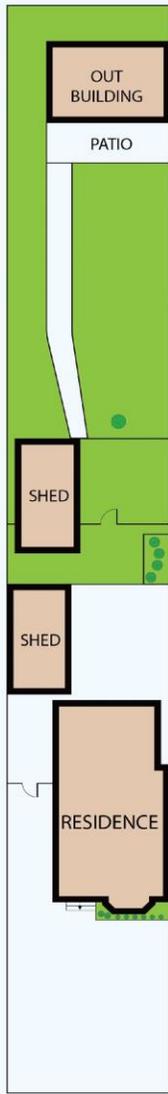
Council Tax Band: D

EPC Rating: D

Tenure: Freehold

Offers Over £500,000
Freehold





36 Newmarket Road, Bury St Edmunds IP333SN

TOTAL APPROX. FLOOR AREA 1,900 SQ.FT , 176 SQ.M
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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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