



Great Hall Drive, Bury St. Edmunds, Suffolk, IP32 6FL

**MARK EWIN**  
BURY ST EDMUNDS

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Suffolk, IP32 6FL

Located on the popular Marham Park development of Bury St Edmunds is this immaculately presented three-bedroom family home with spacious accommodation.

The property comprises an entrance hall leading to a convenient cloakroom, a sitting room and kitchen/dining room with French doors leading to the garden. The kitchen offers an attractive range of wall and base level units and benefits from a built-in oven, hob and fridge freezer. Moving to the first floor, the three bedrooms can be found, the principal bedroom benefits an en-suite shower room and the family bathroom completes the accommodation on offer.

Outside, a pathway leads to the entrance door flanked by planted beds and lawn. The rear garden offers a paved patio area leading to two sheds with the rest being laid to lawn. Parking is offered via a driveway.

\*Please note there is a half yearly service charge of £96.00 payable to Remus Management Limited for the upkeep of the common areas.

#### Additional Information:

Tenure: Freehold

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

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

Services: Mains Gas, Electric, Water and Drainage. (Please note that none of these services have been tested by the selling agent.)



#### Directions

Leaving Bury St Edmunds via Mildenhall Road, A1101, heading towards Fornham All Saints and Marham Park, at the roundabout turn left into Sandlands Drive and then right into Great Hall Drive where the property can 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:

Entrance Hall 4' 7" x 4' 8" (1.39m x 1.41m)

Cloakroom 5' 1" x 3' 5" (1.56m x 1.03m)

Sitting Room 12' 0" x 15' 5" (3.65m x 4.69m)

Kitchen 8' 2" x 10' 8" (2.48m x 3.26m)

Dining Area 7' 5" x 8' 6" (2.26m x 2.6m)

Landing 4' 7" x 9' 5" (1.40m x 2.87m)

Bedroom 10' 6" x 10' 9" (3.20m x 3.27m)

Ensuite 4' 9" x 7' 1" (1.45m x 2.15m)

Bedroom 8' 0" x 12' 10" (2.45m x 3.90m)

Bedroom 7' 3" x 7' 5" (2.20m x 2.25m)

Bathroom 7' 4" x 5' 11" (2.24m x 1.80m)

Rear Garden

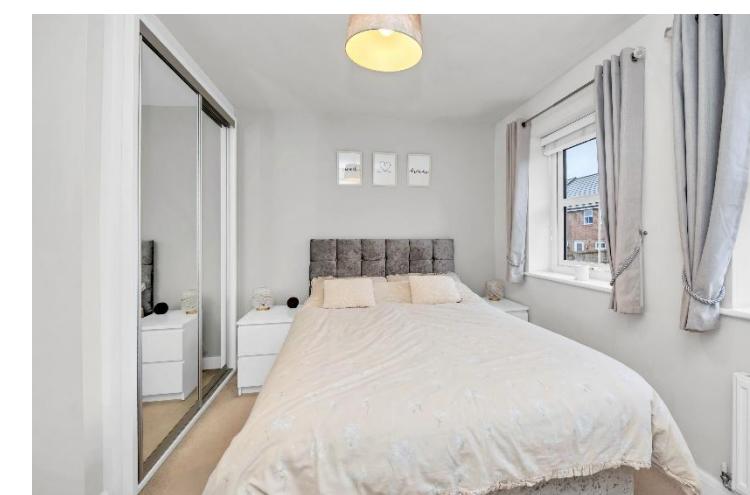
## Additional Information:

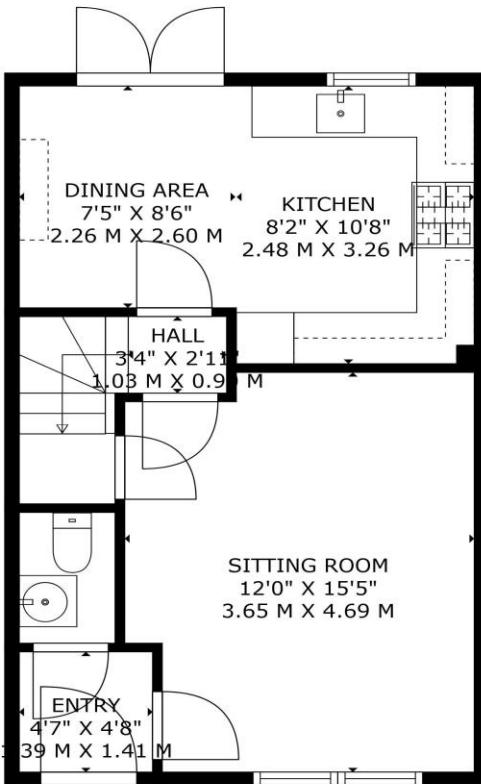
Council Tax Band: C

EPC Rating: B

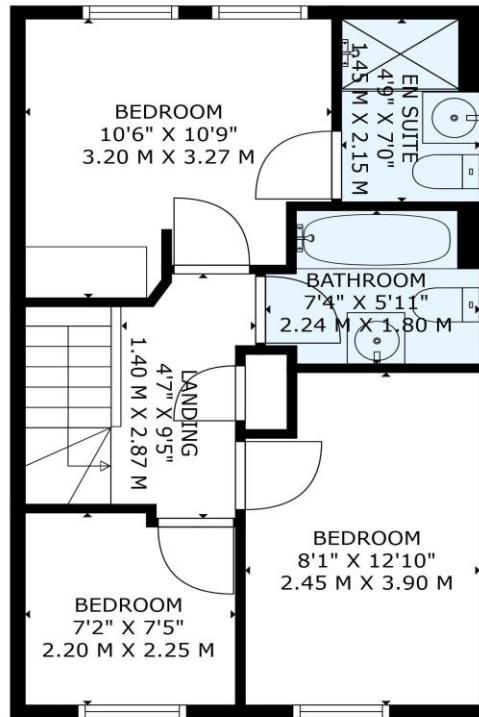
Tenure: Freehold

Offers in Excess of £290,000  
Freehold





FLOOR 1



FLOOR 2

**TOTAL: 824 sq. ft, 76 m<sup>2</sup>**  
FLOOR 1: 412 sq. ft, 38 m<sup>2</sup>, FLOOR 2: 412 sq. ft, 38 m<sup>2</sup>

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcpp.



**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)

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