



Eldred Close, Bury St. Edmunds, Suffolk, IP32 7DQ

**MARK · EWIN**  
BURY ST EDMUNDS

Eldred Close,  
Bury St. Edmunds,  
Suffolk, IP32 7DQ

A three-bedroom detached house with a cul-de-sac setting located on the popular and well-served Moreton Hall area of Bury St Edmunds. The property has been updated by the current owners creating for a well-presented family home benefitting from a delightful rear garden, driveway providing for ample off-road parking and a garage.

The accommodation comprises, on the ground floor, of an entrance hall, cloakroom, kitchen, and a sitting / dining room with French doors to the rear garden.

On the first floor, the family bathroom can be found with shower over the bath, and the property offers three bedrooms, two doubles and a single.

Outside, the driveway provides for additional off-road parking leading to the garage, the garage having personal door to the rear garden. The remainder of the front garden being laid to lawn with pathway to the entrance door.

The rear garden offers a paved patio and decking area, the remainder being laid to lawn with side access gate to the driveway. The garden offers raised planted beds with seating area with pergola over.



#### Directions

Leaving Bury St Edmunds along Symonds Road, take the second right into Raedwald Drive. Eldred Close can be found on the left hand side where the property will be located in a cul-de-sac, marked by our For-Sale board.

#### 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.

**MARK·EWIN**  
BURY ST EDMUNDS

**Accommodation:**

Entrance Hall

Cloakroom

Kitchen 10' 4" x 10' 11" (3.15m x 3.33m) maximum

Sitting / Dining Room 14' 5" x 17' 3" (4.39m x 5.27m) maximum

First Floor Landing

Bedroom One 12' 8" x 11' 1" (3.86m x 3.38m) maximum

Bedroom Two 10' 2" x 11' 1" (3.11m x 3.37m) maximum

Bedroom Three 7' 4" x 8' 5" (2.23m x 2.56m)

Bathroom 5' 5" x 6' 9" (1.66m x 2.05m)

Outside

Driveway & Garage

Front & Rear Gardens

Additional Information:

Council Tax Band: C

EPC Rating: D

Tenure: Freehold



Offers Over £325,000  
Freehold



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

77 St Johns Street, Bury St Edmunds

Suffolk, IP33 1SQ

