



Selway Drive, Bury St. Edmunds, Suffolk, IP32 7PL

**MARK · EWIN**  
BURY ST EDMUNDS

# Selway Drive, Bury St. Edmunds, Suffolk, IP32 7PL

A well-presented three-bedroom semi-detached property situated on the popular Moreton Hall development in Bury St Edmunds.

The ground floor accommodation comprises an entrance hall, cloakroom, and a modern kitchen benefitting from integrated appliances including a hob, extractor fan, and dishwasher. This leads through to the well-presented sitting room, with double doors opening into the conservatory/dining area, which in turn provides rear access to the garage.

On the first floor, there are three double bedrooms, all featuring built-in wardrobes. The principal bedroom further benefits from an ensuite with walk-in shower, while a family bathroom completes the accommodation.

Externally, the rear of the property offers a fully paved, low-maintenance garden. There is additional space to the side of the property where a summer house is situated. Parking is provided via a driveway leading to a single garage.

## 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. Heating via gas central heating. (Please note that none of these services have been tested by the selling agent.)



## Directions

Leaving Bury St Edmunds along Skyliner Way, turn left into Primack Road and right into Selway 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:**

Hall 3' 7" x 11' 9" (1.10m x 3.58m)

WC 2' 10" x 4' 10" (0.86m x 1.47m)

Kitchen 5' 11" x 11' 9" (1.81m x 3.58m)

Sitting Room 12' 8" x 13' 5" (3.87m x 4.08m)

Conservatory 20' 2" x 10' 0" (6.15m x 3.04m)

Bedroom 10' 4" x 14' 4" (3.14m x 4.37m)

Bedroom 10' 7" x 8' 6" (3.23m x 2.58m)

Bedroom 10' 11" x 9' 9" (3.33m x 2.97m)

Ensuite 10' 4" x 4' 11" (3.15m x 1.50m)

Garage 10' 2" x 19' 7" (3.09m x 5.97m)

Rear Garden



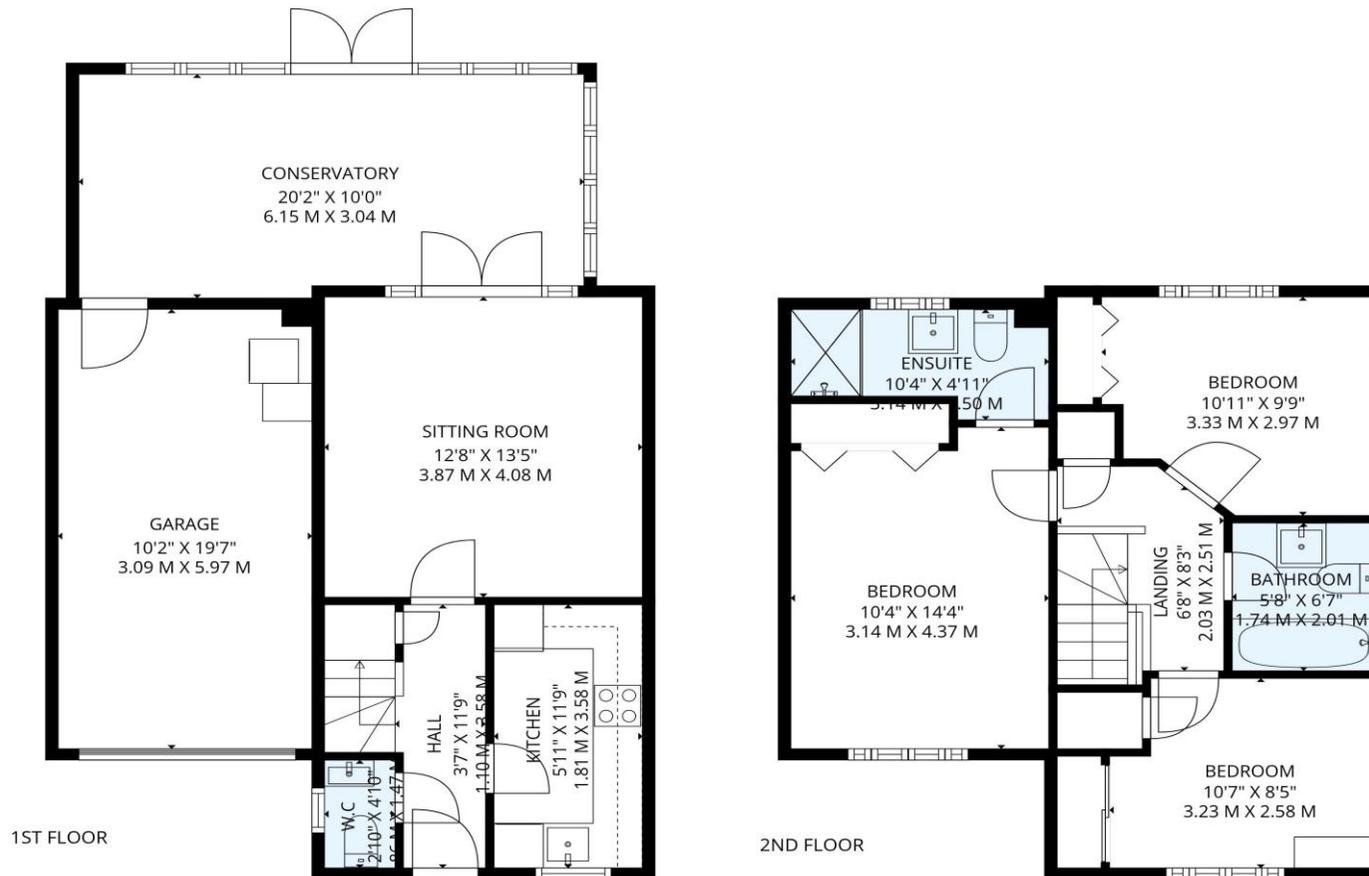
**Additional Information:**

Council Tax Band: C

EPC Rating: C

Tenure: Freehold

**Guide Price £320,000**  
**Freehold**



**TOTAL: 1056 sq. ft, 98 m2**  
 1st floor: 524 sq. ft, 49 m2, 2nd floor: 532 sq. ft, 49 m2  
 EXCLUDED AREAS: GARAGE: 198 sq. ft, 18 m2, WALLS: 107 sq. ft, 9 m2

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)

01284 217530 team@markewin.co.uk

77 St Johns Street, Bury St Edmunds

Suffolk, IP33 1SQ

