



Fen Way, Bury St. Edmunds, Suffolk, IP33 3ZA

**MARK · EWIN**  
BURY ST EDMUNDS



## Fen Way, Bury St. Edmunds, Suffolk, IP33 3ZA

A well-presented modern three-bedroom detached house, located in a sought-after development, walking distance of town with its excellent range of shopping and transport facilities.

The accommodation on the ground floor includes an entrance hall, cloakroom, kitchen, dining room and sitting room. On the first floor there is a principal bedroom with built-in wardrobes and an en-suite shower room, two further bedrooms and family bathroom.

Outside there is a delightful walled garden, with an area laid to shingle and artificial grass. There is also access to the driveway and 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

From Parkway, head over the roundabout onto Tayfen Road, turn left into Springfield Road and continue into Spring Lane, turn right into Fen Way 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

Sitting Room 12' 2" x 15' 1" (3.72m x 4.59m)

Dining Room 11' 11" x 9' 4" (3.64m x 2.85m)

Kitchen 10' 9" x 8' 10" (3.27m x 2.70m)

Cloakroom 6' 0" x 2' 10" (1.84m x 0.87m)

Landing

Principal Bedroom 11' 11" x 9' 1" (3.63m x 2.77m)

Ensuite

Bedroom Two 9' 6" x 11' 10" (2.90m x 3.60m)

Bedroom Three 6' 11" x 7' 0" (2.10m x 2.14m)

Family Bathroom 7' 2" x 6' 2" (2.18m x 1.87m)

Rear Garden

Driveway & Garage

## Additional Information:

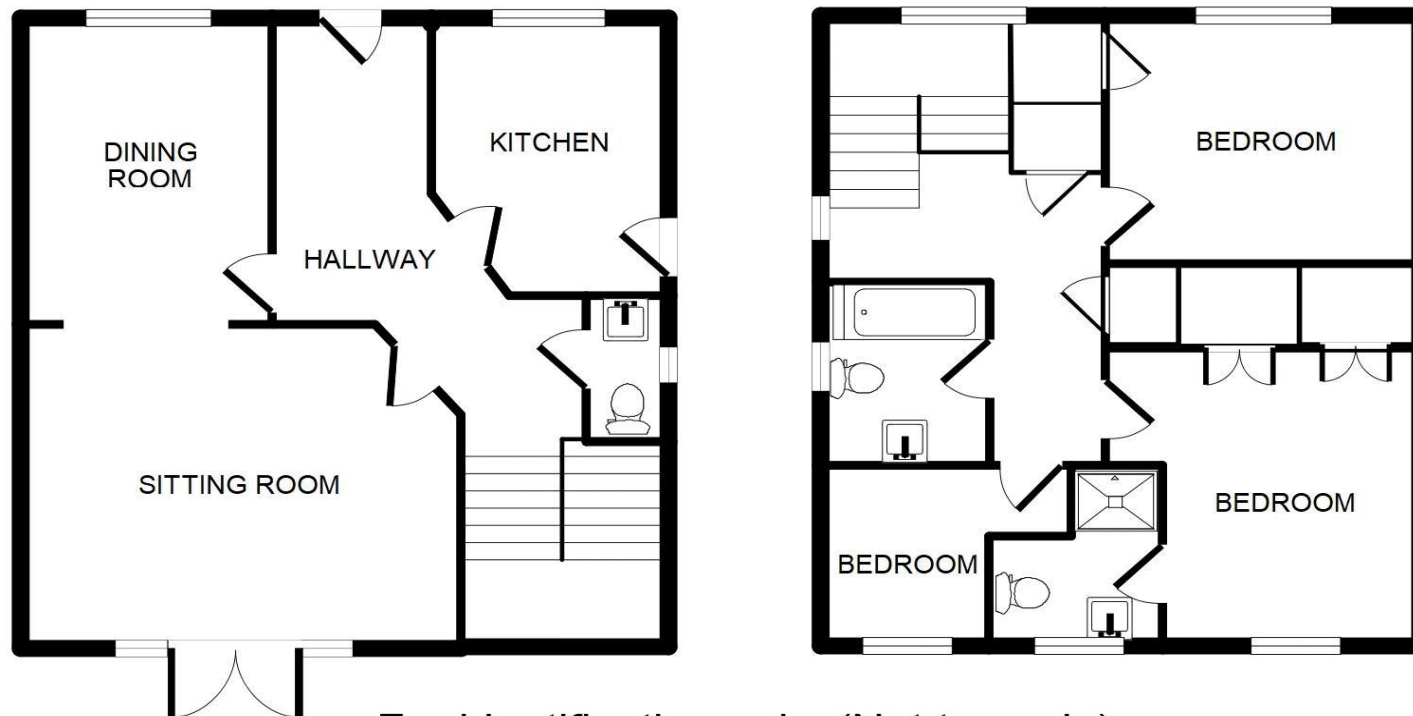
Council Tax Band: D

EPC Rating: TBC

Tenure: Freehold

**Offers Over £350,000**  
**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)

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