



Home Farm Lane, Bury St. Edmunds, Suffolk, IP33 2QL

**MARK EWIN**  
BURY ST EDMUNDS

# Home Farm Lane, Bury St. Edmunds, Suffolk, IP33 2QL

A substantial, five-bedroom, detached house located on the popular South side of Bury St Edmunds and benefitting from off-road parking and a garage.

The accommodation on the ground floor offers an entrance hall, convenient cloakroom, welcoming sitting room, dining room, kitchen and a delightful sunroom leading to the garden. The kitchen offers a range of wall and base level units and includes a built-in oven, hob, extractor and space for a dishwasher. Some of the cupboards have been fitted with pull out racking for optimum storage.

Moving to the first floor, a landing leads to four generously sized bedrooms, three of which feature built-in wardrobes and the principal on this floor benefits from an ensuite. On the second floor, the principal bedroom can be found along with an ensuite shower room and built-in wardrobe.

Outside, the front garden is mainly laid to lawn and is enclosed by hedging. A driveway provides off-road parking and leads to the detached single garage. The enclosed rear garden offers a private space, mainly laid to lawn with a paved patio area and hosts a variety of flowers and shrubs.

## Additional Information

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are available in this area but variable. (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

Proceed out of town along Westgate Street and turn left onto Cullum Road. Turn right at the roundabout onto Willks Road, follow Wilks Road to Hardwick Lane and then turn left into Home Farm Lane, turn right keeping on Home Farm Lane where the property will be found on the left hand side.

## 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 7' 5" x 13' 10" (2.27m x 4.22m)

Cloakroom 3' 2" x 7' 5" (0.96m x 2.25m)

Sitting Room 15' 0" x 19' 0" (4.56m x 5.79m)

Dining Room 13' 6" x 14' 2" (4.12m x 4.31m)

Kitchen 12' 4" x 9' 10" (3.75m x 3.00m)

Sun Room 10' 1" x 9' 3" (3.07m x 2.82m)

Landing 12' 6" x 6' 6" (3.82m x 1.99m)

Bedroom 12' 7" x 15' 7" (3.83m x 4.74m)

Ensuite 11' 9" x 4' 8" (3.57m x 1.42m)

Bedroom 13' 8" x 9' 10" (4.16m x 3.00m)

Bedroom 12' 2" x 9' 11" (3.71m x 3.01m)

Bedroom 10' 11" x 10' 10" (3.33m x 3.29m)

Bathroom 10' 6" x 6' 7" (3.19m x 2.00m)

Bedroom 15' 10" x 16' 1" (4.82m x 4.91m)

Ensuite 5' 7" x 10' 9" (1.69m x 3.27m)

Front & Rear Gardens

Driveway & Garage

## Additional Information:

Council Tax Band: F

EPC Rating: TBC

Tenure: Freehold

Guide Price £625,000  
Freehold





**TOTAL: 1914 sq. ft, 178 m<sup>2</sup>**  
 FLOOR 1: 807 sq. ft, 75 m<sup>2</sup>, FLOOR 2: 803 sq. ft, 75 m<sup>2</sup>, FLOOR 3: 304 sq. ft, 28 m<sup>2</sup>  
 EXCLUDED AREAS: SUNROOM: 93 sq. ft, 9 m<sup>2</sup>, LOW CEILING: 61 sq. ft, 6 m<sup>2</sup>  
 WALLS: 174 sq. ft, 16 m<sup>2</sup>

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



**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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