



The Green, Hawstead, Bury St. Edmunds, Suffolk, IP29 5NP

MARK · EWIN
BURY ST EDMUNDS

RENOVATION OR REDEVELOPMENT OPPORTUNITY. A detached bungalow located in the village of Hawstead with delightful field views to the rear and overlooking the green to the front. The property offers a wealth of potential and benefits from off-road parking, a garage and generously sized front and rear gardens.

The accommodation offers an entrance hall, sitting room, fitted kitchen opening to a dining room, three bedrooms and a bathroom. The property also features a useful utility room, rear lobby and a conservatory leading to the garden. Outside, the front garden is mainly laid to lawn hosting a variety of mature shrubs and trees. A driveway provides ample off-road parking and leads to the single garage. To the rear, the garden is laid to lawn with a patio area, greenhouse and further storage at the back of the garage. The garden is bordered by planted beds and hosts further shrubs and trees with a vegetable patch.

Disclosure Note: The property itself is not located within a Conservation Area. The property is, however, adjacent to a listed building. Any redevelopment or replacement dwelling would therefore be subject to consideration of its impact on the setting of the listed building. The neighbour (owner of the adjacent listed building) has provided written correspondence raising concerns about potential impact on their property. A copy of this letter is available on request. Prospective purchasers are advised to seek their own independent legal and planning advice, and to consult with West Suffolk Council regarding any redevelopment proposals, including requirements for Conservation Officer input and listed building legislation.

Additional Information

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are available in this area but Variable. (Source Ofcom)

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

Services: Mains Electric, Water and Drainage. Heating via oil fired central heating with a solar water heater. (Please note that none of these services have been tested by the selling agent.)



Directions

Leave Bury St Edmunds along the Nowton Road and continue along this road until entering the village of Hawstead. Upon entering the village along the Bury Road, continue along until you reach The Green where the property can be found on the right hand side.

Location

Hawstead is just south of the historic market town of Bury St Edmunds which provides an excellent range of schooling, shopping, cultural and recreational facilities. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.

Accommodation:

Entrance Hall 6' 4" x 10' 4" (1.94m x 3.15m)

Sitting Room 17' 7" x 12' 6" (5.36m x 3.82m)

Kitchen 11' 1" x 9' 1" (3.37m x 2.78m)

Dining Room 11' 9" x 12' 6" (3.59m x 3.82m)

Rear Porch/Lobby 10' 3" x 6' 2" (3.13m x 1.87m)

Utility Room 10' 3" x 6' 0" (3.13m x 1.83m)

Bedroom 14' 1" x 10' 4" (4.30m x 3.15m)

Bedroom 10' 4" x 12' 0" (3.14m x 3.67m)

Bedroom 9' 7" x 6' 9" (2.91m x 2.05m)

Bathroom 5' 11" x 6' 6" (1.81m x 1.99m)

Conservatory 16' 9" x 9' 2" (5.11m x 2.79m)

Front & Rear Gardens

Driveway

Garage 8' 4" x 15' 1" (2.54m x 4.60m)

Storage 8' 4" x 11' 5" (2.53m x 3.48m)

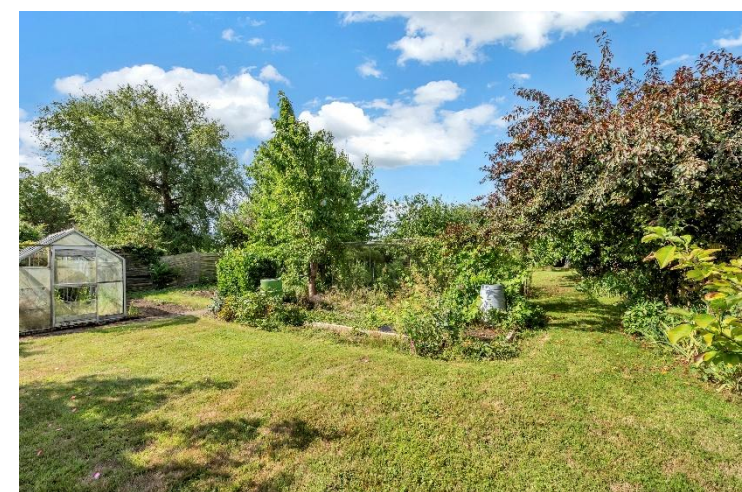
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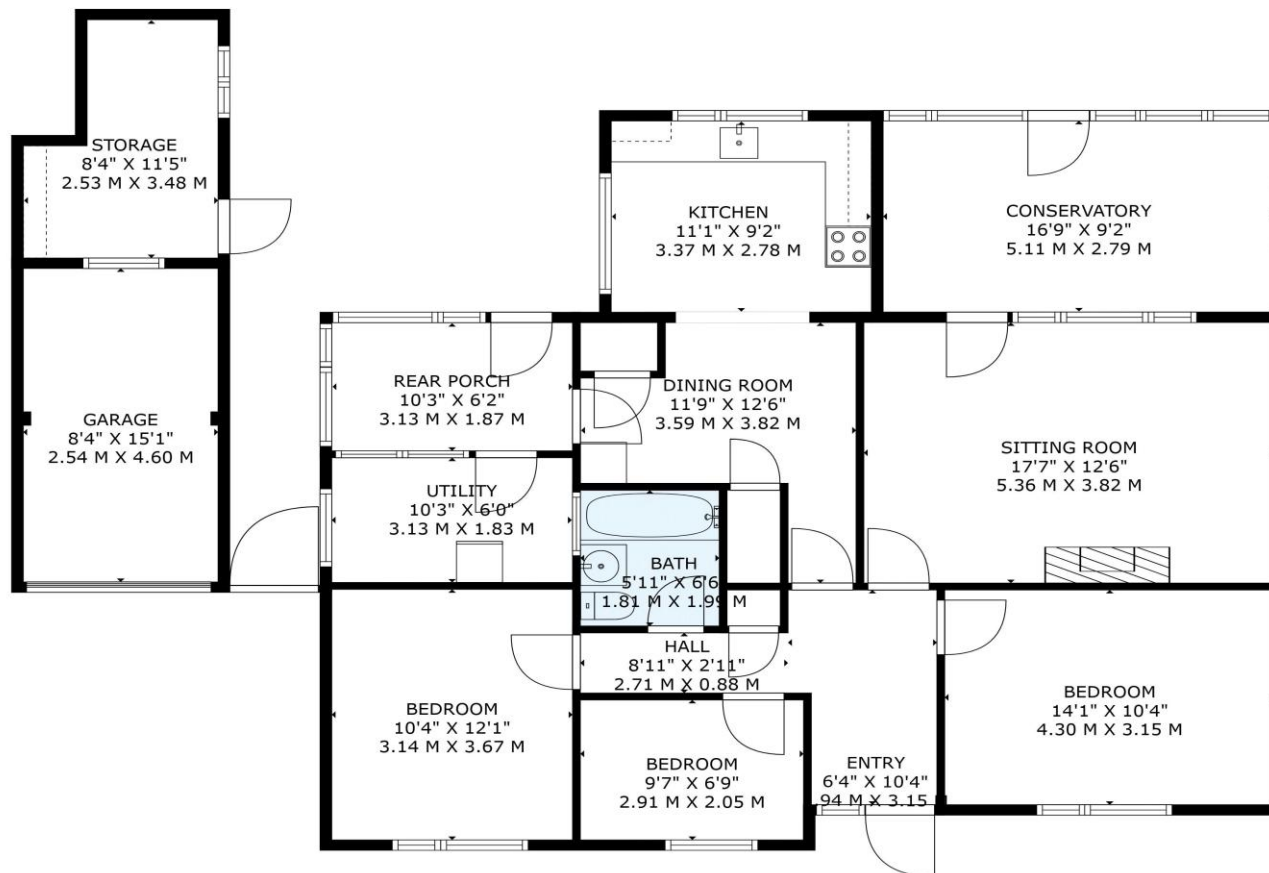
Council Tax Band: D

EPC Rating: TBC

Tenure: Freehold

Offers Over £325,000
Freehold





TOTAL: 1430 sq. ft, 133 m2
 FLOOR 1: 1430 sq. ft, 133 m2
 EXCLUDED AREAS: GARAGE: 126 sq. ft, 12 m2, STORAGE: 79 sq. ft, 7 m2
 WALLS: 137 sq. ft, 13 m2

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



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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