



## Weavers Lane , Bury St Edmunds, IP32 6FX

Isaac Estates Ltd are pleased to market this well presented four bedroom detached house located on the popular Marham Park Development. The property offers easy access to the A14 and is located approximately 25 minutes from RAF Lakenheath and Mildenhall

The property is set over two floors and in brief consists entrance hallway, cloakroom, open plan kitchen with integrated oven and hob, dishwasher, fridge and freezer, Dining room, Sitting room. To the first floor there are four bedrooms, master bedroom with en-suite shower room and a further family bathroom.

Externally the property offers a rear lawned garden, single garage and driveway parking for at least two vehicles.

Video tour available upon request.

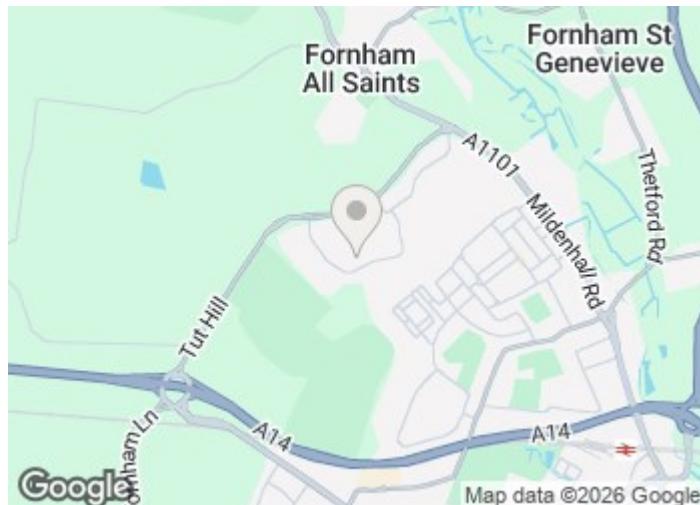
**£2,300 Per month**

# Weavers Lane

, Bury St Edmunds, IP32 6FX



- RECENTLY BUILT DETACHED FAMILY HOUSE
- SPACIOUS SITTING ROOM
- FAMILY BATHROOM
- MINIMUM TERM CONTRACT TWELVE MONTHS
- ENTRANCE HALLWAY, CLOAKROOM
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- SINGLE GARAGE, DRIVEWAY PARKING
- OPEN PLAN KITCHEN / DINING ROOM
- THREE FURTHER DOUBLE BEDROOMS
- GAS CENTRAL HEATING, EPC 85B



Directions



## Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

12 Langton Place, Hatter Street, Bury St Edmunds, Suffolk, IP33 1NE  
Tel: 01284 620011 Email: [ryan@isaacestates.co.uk](mailto:ryan@isaacestates.co.uk) [www.isaacestates.co.uk](http://www.isaacestates.co.uk)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	