



Bevis Walk

Bury St. Edmunds

Guide Price £260,000

LACY SCOTT
& KNIGHT

est. 1869

4 Bevis Walk

Bury St. Edmunds | Suffolk | IP33 2NS

Station 2.5 miles, Cambridge 30.5 miles, Sudbury 16.5 miles

A modernised, terraced home, with attractively presented family accommodation in a popular location on the Nowton Estate on the southern outskirts of the town.

Entrance Hall | Kitchen/Dining Room | Garden Room | Sitting Room | Ground Floor Shower Room | 3 Bedrooms | Family Bathroom | Front and Rear Garden

4 Bevis Walk

Welcome to Bevis Walk. We are pleased to present this attractive family home located in the popular Nowton Estate which is both convenient for the West Suffolk Hospital and the town centre.

The property offers a practical layout with three bedrooms, a family bathroom upstairs, a separate shower room on the ground floor and a smartly fitted kitchen/dining room. The property is well presented externally with a new front door and uPVC guttering, fascia and soffits. The low-maintenance outdoor space to the front has a paved garden area with path leading to the front door. The hallway provides a deep storage recess and stairs up to the first floor. The hallway leads into the smartly fitted white kitchen with ample storage, a breakfast bar sitting area and integrated appliances including a large fridge and dishwasher, plus there is space for a washing machine. There is a window to the front and the rear making this a bright and light space for everyday family use.



The kitchen leads through to a rear lobby giving access to the spacious sitting room with window to the front, practical laminate hard flooring and a feature fireplace. Behind this is a useful recently updated shower room with corner shower, WC and vanity basin and the garden room which provides an extra useful space and access out to the rear garden.

Upstairs, there is a spacious landing with window to the rear and two large double bedrooms to the front each offering a built-in cupboard space. The good sized third bedroom offers a window to the rear. The family bathroom has a panelled bath, with shower attachment over, a WC and pedestal basin.

Outside

To the rear the property enjoys a fully enclosed low maintenance garden area with artificial grass and decking area providing an attractive area for entertaining. There is also a pathway leading to a brick-built shed and rear gate to access the communal parking area behind.

Location

Bevis Walk is located off Mayfield Road, close to the Cricket Grounds and South Lee Prep School on the southern outskirts of the town. The parking area behind is accessed from Sandpiper Road.

Property Information

Services: Mains electricity, water and drainage. Gas fired central heating.

Local Authority: West Suffolk Council. Council Tax Band B.

Tenure: Freehold.

Broadband: Ultrafast predicted highest download speed 5500 Mbps and highest upload speed 5500 Mbps (Information taken from Ofcom website).

Mobile Coverage: Good outdoor and variable in-home. (Information taken from Ofcom website).

Directions

Leaving the town centre heading south on Cullum Road, turning onto the roundabout exit at Nowton Road, which leads into Mayfield Road. Turn right onto Sandpiper Road to access the parking area to the rear.



Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

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- These Particulars are intended to give a fair and substantially correct overall description for the guidance of intending Purchaser(s) and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items.
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Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and they charge a fee for this service. We are required by law to conduct anti-money laundering checks on all those selling or buying a property as prescribed by the Money Laundering Regulations 2017. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Landmark who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £20.00 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Landmark, and is non-refundable.

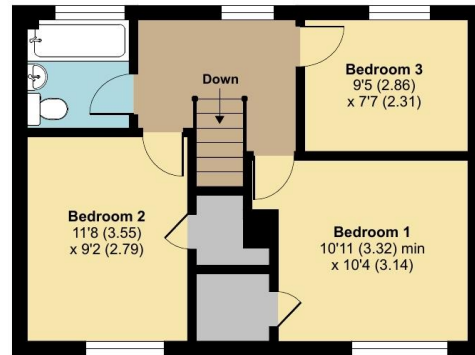
Bevis Walk, Bury St. Edmunds, IP33

Approximate Area = 1036 sq ft / 96.2 sq m

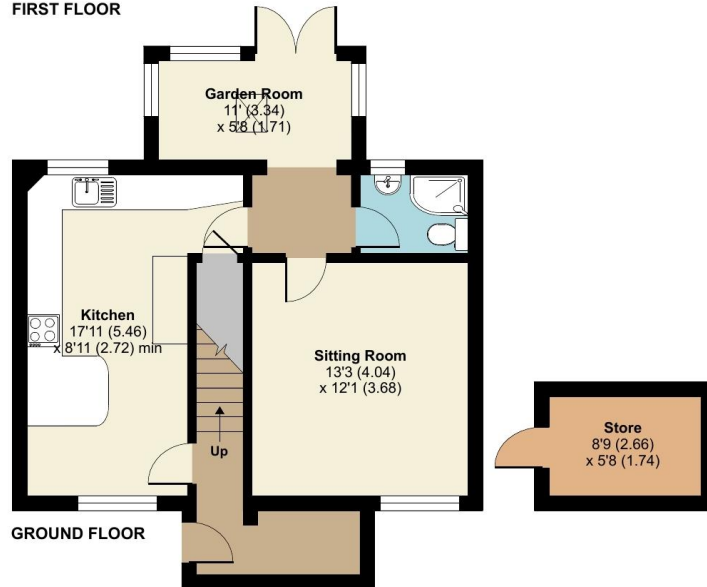
Outbuilding = 49 sq ft / 4.6 sq m

Total = 1085 sq ft / 100.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Lacy Scott & Knight. REF: 1495172



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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