



89 MALTINGS WAY
BURY ST EDMUNDS, SUFFOLK

JACKSON-STOPS 

**89 MALTINGS WAY, BURY ST EDMUNDS
SUFFOLK, IP32 6EZ**

GUIDE PRICE £299,950

A VERY WELL-PRESENTED MODERN
TOWNHOUSE WITH WELL PROPORTIONED
ACCOMMODATION, GARAGE AND PARKING,
A SHORT WALK FROM THE RAILWAY
STATION AND TOWN CENTRE.



DISTANCE

BURY ST EDMUNDS TOWN CENTRE
NEWMARKET 12 MILES
CAMBRIDGE 28 MILES

GROUND FLOOR

- Entrance Hall
- Kitchen
- Sitting Room
- Cloakroom

FIRST FLOOR

- Family Room/Bedroom with Juliet Balcony
- Double Bedroom with En-Suite

SECOND FLOOR

- Two Double Bedrooms
- Family Bathroom

OUTSIDE

- Low Maintenance Rear Garden
- Garage
- Off Road Parking
- No Onward Chain

THE PROPERTY

A very well-presented modern townhouse built approximately 18 years ago, presenting brick elevations under a tiled roof with accommodation arranged over three floors. The entrance hall features stairs to the first floor and access to the ground floor accommodation. The kitchen is fitted with a range of base and eye level units, built-in oven, hob with extractor over and an integrated dishwasher and washing machine. The sitting room features double doors leading to the rear garden and a cupboard under the stairs and there is a cloakroom. On the first floor the landing leads to a double bedroom/family room with double doors out to a Juliet balcony and a window to the rear aspect. A further double bedroom has twin front windows, a built-in double wardrobe and an en-suite shower room. On the second floor, a landing leads to two double bedrooms both fitted with two double wardrobes and twin windows and there is a family bathroom.

OUTSIDE

The property is approached over a block paved parking area with path leading to the front door and the rear garden is laid out for easy maintenance being predominantly paved and enclosed by fencing. There is a courtesy door to the garage and a gate leads to the rear access and the front of the garage, which has an up and over door.

LOCATION

Maltings Way is a residential development built about 15 years ago and lies just a short walk from the railway station and the town centre. Bury St Edmunds offers an excellent range of amenities with schooling in the private and public sectors, extensive shopping facilities and a good range of leisure facilities including health clubs, swimming pools and golf clubs. There are numerous high-quality restaurants and cultural amenities including the beautiful Georgian Theatre Royal and The Abbey Gardens. The University City of Cambridge is approximately 28 miles away and offers unrivalled schooling opportunities and excellent shopping and amenity facilities.

There is good access to the A14, A11 (M11) and the railway station at Bury St Edmunds offers a link to mainline services to London's Liverpool Street and King's Cross. Alternatively, there is a regular train service from Stowmarket (14 miles) to London Liverpool Street taking approximately 80 minutes. Stansted International Airport is approximately 50 minutes by car.



DIRECTIONS

Head out of town on Northgate Street and continue straight over the roundabout into Fornham Road. Continue under the railway bridge and shortly after the EMG garage take the next left into Thingoe Hill and into Maltings Way, where No.89 will be found after a short distance on the right.

PROPERTY INFORMATION

Services Mains water, electricity, gas and drainage.

Local Authority West Suffolk Council

Council Tax Band D

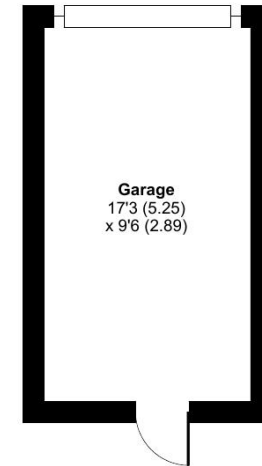
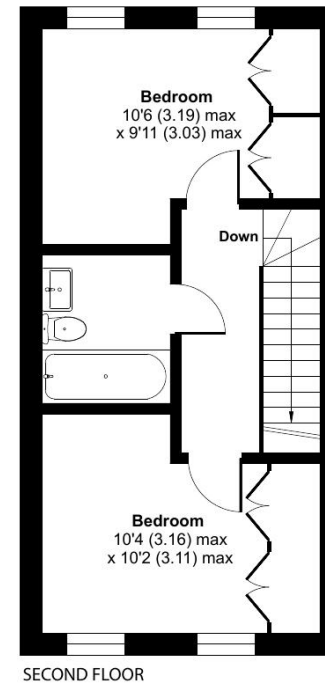
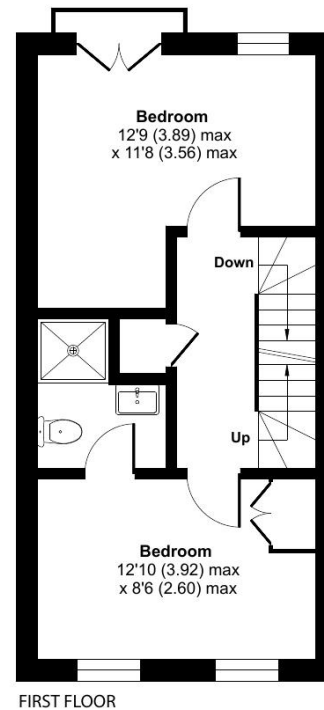
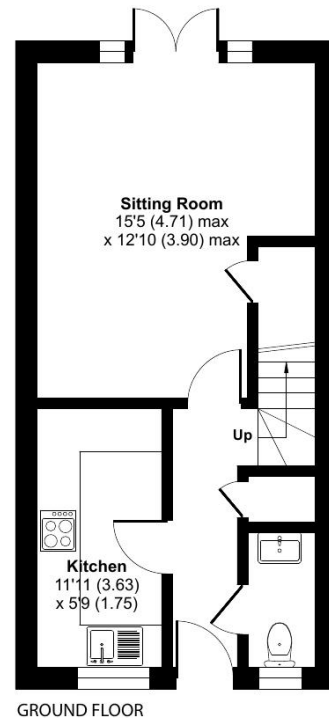
Tenure Freehold

Broadband Ofcom states speed available of up to 1800Mbps

Mobile Signal/Coverage Yes - Varies depending on network provider. Please visit www.ofcom.org.uk to check availability

Viewing Only by appointment with the sole agents Jackson-Stops. Tel. 01284 700535

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) A	92
(81-91) B	81
(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



Maltings Way, Bury St. Edmunds, IP32

Approximate Area = 1068 sq ft / 99.2 sq m

Garage = 163 sq ft / 15.1 sq m

Total = 1231 sq ft / 114.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Jackson-Stops. REF: 1455361



Disclaimer: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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PROPERTY EXPERTS SINCE 1910