



**3 Crown Street,
Bury St Edmunds, Suffolk.**

**DAVID
BURR**

3 CROWN STREET, BURY ST. EDMUNDS, SUFFOLK. IP33 1QX

The Cathedral town of Bury St Edmunds lies in West Suffolk at the heart of East Anglia famous for its Benedictine Abbey. The town has extensive facilities and amenities to cater for all walks of life and has exceptional transport links. The A14 bypasses the town and links the Midlands with the East coast. London via the M11 is 60 miles. The railway station offers services to Cambridge, Norwich and Ipswich with connections for London. A commuter rail link is available at Stowmarket.

This elegant town house offers versatile accommodation of considerable character (fireplaces, exposed beams, high ceilings, etc) located in one of the areas most favoured parts of the town, ideally placed for amenities in one direction and the Abbey Gardens in the other. **NO ONWARD CHAIN.**

An elegant town house well placed for town centre amenities and the Abbey Gardens.

ENTRANCE HALL: An inviting area with wood panelled walls opening to Inner Hall, staircase to first floor and door to:-

SITTING ROOM: 14'1" x 13'11" (4.28m x 4.24m). A charming room with 2 large sash windows, exposed timber, elegant fireplace with moulded wood surround and display shelving to side.

Inner Hall: With large cloak/storage cupboard, access to cellar and door to:-

DINING ROOM: 13'9" x 12'4" (4.19m x 3.75m). Linking well with the kitchen to the rear of the house to make an ideal day room and including a large sash window that provides a lovely view over the garden. Door to:-

KITCHEN/BREAKFAST ROOM: 20'4" x 7'6" (6.21m x 2.28m). Finished with a range of matching units and enjoying views over the garden with a door providing access to terracing.

CLOAKROOM: Fitted W.C and wash hand basin.

CELLAR: 18'6" x 7'2" (5.64m x 2.18m). A versatile space with a high ceiling offering potential to be utilised for storage or as a workshop, etc.

First Floor

LANDING: With a splendid wide ornate staircase rising second floor. Exposed beams and doors to:-

DRAWING/BEDROOM: 17'6" x 14'3" (5.33m x 4.35m). A fine room to the rear of the property offering potential to be utilised as a bedroom or reception area with a high ceiling, exposed beams, log burning stove with moulded wood surround. Double doors open to:-

ROOF GARDEN: Particularly well placed to catch the afternoon sun with its south facing aspect, enjoying views of various points of architecture as well as the Great Courtyard.

BEDROOM: 13'9" x 12'6" (4.18m x 3.82m). With a sash window overlooking the pretty street scene and Chequers Square below. Door to:-
DRESSING ROOM/POTENTIAL ENSUITE: (Subject to obtaining any necessary planning consents).

Second Floor

LANDING: Doors to:-

BEDROOM: 17'7" x 13'1" (5.37m x 3.99m). A lovely light room with exposed red brick floor to ceiling chimney, 2 large sash windows that provide views over the courtyard below and the Great Courtyard beyond.

BEDROOM 4: 14' x 12'9" (4.26m x 3.88m). With views over Chequer Square and rooftops beyond.

3 CROWN STREET, BURY ST. EDMUNDS, SUFFOLK. IP33 1QX

BATHROOM: With a sash window, bath, shower cubicle, WC and wash hand basin.

Outside

The property is located in a popular area of the town with extensive permit parking areas and to the rear is a charming walled courtyard garden that complements a first-floor roof-garden which in turn provides views over the Great Courtyard, its south-facing aspect taking advantage of the afternoon sun. There is also rear access to the garden from the Great Courtyard.

AGENTS NOTES

The property is Grade II Listed.

SERVICES: Mains water, drainage and electricity are connected. Gas fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

EPC – Exempt.

LOCAL AUTHORITY: West Suffolk District Council, Western Way, Bury St Edmunds, IP33 3YU.

COUNCIL TAX: Band F - £3,013.67 per annum – 2024.

BROADBAND SPEED: Up to 221 Mbps (source Ofcom).

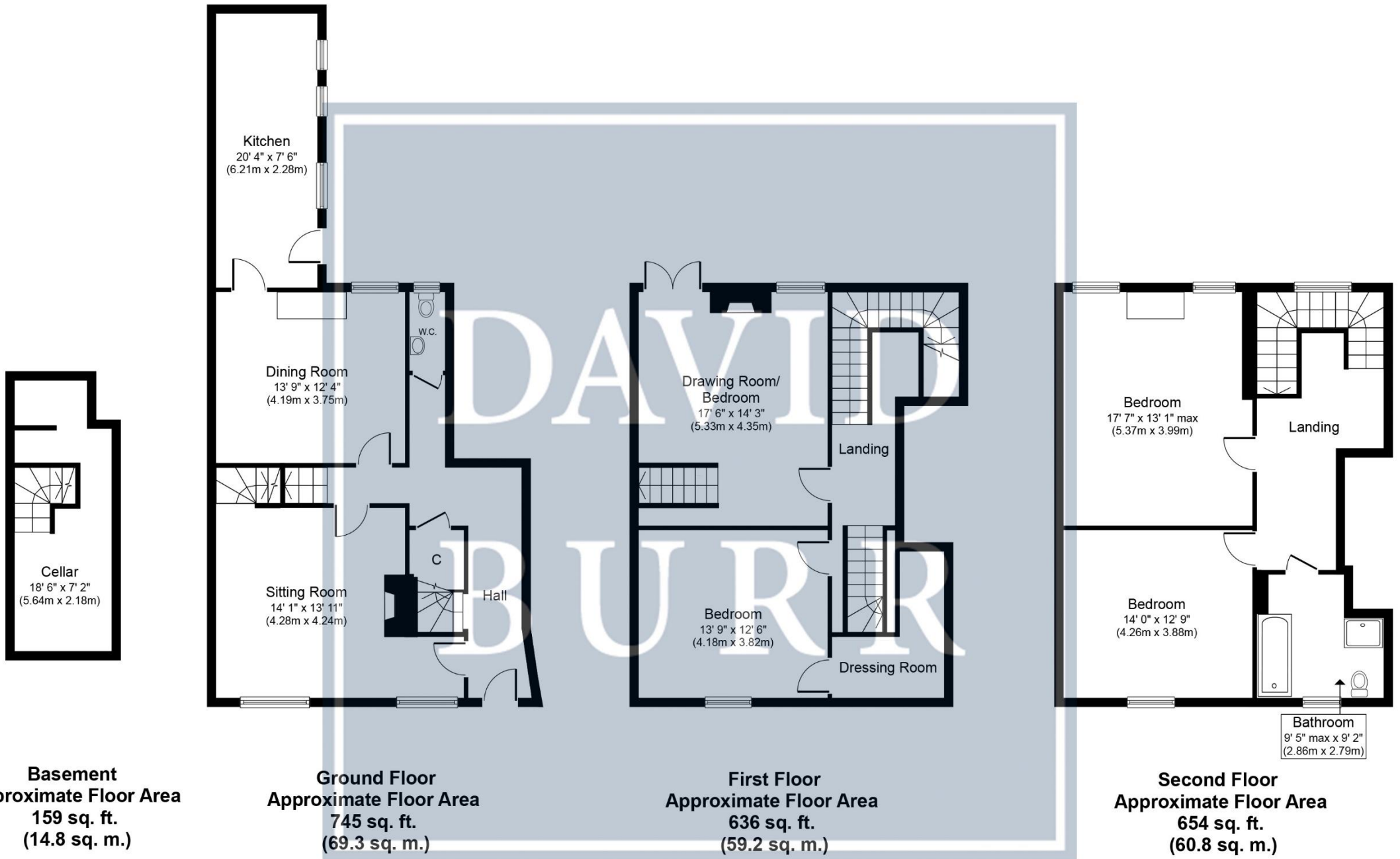
MOBILE COVERAGE: EE, Three, O2 and Vodafone - outdoor, likely (source Ofcom). **NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

WHAT3WORDS: ///otters.migrate.buggy.

VIEWING: Strictly by prior appointment only through DAVID BURR Bury St Edmunds office 01284 725525.

NB: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

