



**11 Gainsborough Road,  
Bury St. Edmunds, Suffolk.**

**DAVID  
BURR**



# 11 GAINSBOROUGH ROAD, BURY ST. EDMUNDS, SUFFOLK. IP33 3RX

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 exceptionally well-presented semi-detached house has been sympathetically enlarged to provide extensive versatile accommodation of considerable character. The large principal bedroom suite and 30ft kitchen/dining/living room are of particular note, further features include a large garage, workshop, ample parking and generous sunny garden.

## **An exceptionally well-presented semi-detached house with light and versatile accommodation that includes a 30ft kitchen/dining/living room.**

**ENTRANCE HALL:** An inviting area with picture rail, decorative ceiling rose, useful storage/cloaks cupboard, shoe storage cupboard and pretty leaded glass window. Light oak doors open to:-

**SITTING ROOM:** A charming room with a large bay window and decorative ceiling rose, picture rail and fireplace with inset log burning stove on a slate hearth with wood mantel over. Doors open to:-

**FAMILY ROOM:** With a feeling of space given the link from the sitting room. Double doors opening on to terracing and the garden beyond. Extensive built-in storage cupboards and light oak double doors opening to:-

**DINING ROOM:** A versatile room that could be a study, play room, etc; positioned just off the kitchen and currently utilised as a bar/entertaining space with double doors opening on to terracing and the garden beyond.

**KITCHEN/DINING/LIVING ROOM:** An exceptional space forming the heart of the house and divided into distinct areas with an attractive floor running throughout and incorporating a set of bi-fold doors which open to

create a 9ft wide opening on to terracing and the garden beyond. The kitchen area has been finished with an extensive range of handmade wood painted units, display shelving and light oak wood worktops that continue on to a matching island complete with deep pan drawers and further shelving. Integrated sink with vegetable drainer and mixer tap over. Plumbing for dishwasher, space/point for an American style fridge/freezer and space for a large gas/electric range with fitted extractor hood over.

**UTILITY ROOM:** With a door to the side garden and finished with storage cupboards and oak wood worktop. Plumbing for washing machine and space for tumble dryer. Door to:-

**CLOAKROOM:** Heated towel rail, WC and wash hand basin.

### **First Floor**

**LANDING:** Staircase to second floor and light oak doors to:-

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**PRINCIPAL BEDROOM:** A lovely light room with a double aspect. Large hatch to loft storage space over. Extensive fitted solid wood wardrobes. Door to:-

**EN SUITE:** A spacious room with a particularly large shower cubicle, heated towel rail, WC and wash hand basin.

**BEDROOM 2:** A light room with a large bay window and extensive built-in wardrobes.

**BEDROOM 3:** Enjoying a lovely view over the rear garden, picture rail and walk-in wardrobe/storage cupboard.

**BEDROOM 4:** Currently utilised as a study. Picture rail.

**FAMILY BATHROOM:** A spacious room including a deep double ended roll top bath with period style fittings and shower attachment. Heated towel rail, WC and wash hand basin.

## Second Floor

**OCCASIONAL BEDROOM/STUDY:** A versatile conversion that could be a snug, study, games room, etc with a large Velux window and storage cupboard.

## Outside

A large gravel drive (with electric car charging point) provides **EXTENSIVE OFF-ROAD PARKING** for a number of vehicles and in turn leads to:-

**GARAGE:** Double doors, light and power connected and door to:-

**WORKSHOP:** With fitted work bench, light and power connected and door to side garden.

The garden is one of the property's most attractive features, generous in size and cleverly landscaped to create interest but with relatively low maintenance in mind. There is a large terrace immediately behind the property that opens to a central expanse of lawn, bordered by a deep beech hedge, further terrace and a large **STORAGE SHED** beyond.

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

**LOCAL AUTHORITY:** West Suffolk Council: 01284 763233. Council Tax Band: D - £2042 – 2024.

**EPC RATING:** C – report available upon request.

**BROADBAND SPEED:** Up to 1000Mbps (source Ofcom).

**MOBILE COVERAGE:** EE, Three, OX and Vodafone (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:** ///pelt.penny.blotches

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

**NOTICE:** 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.

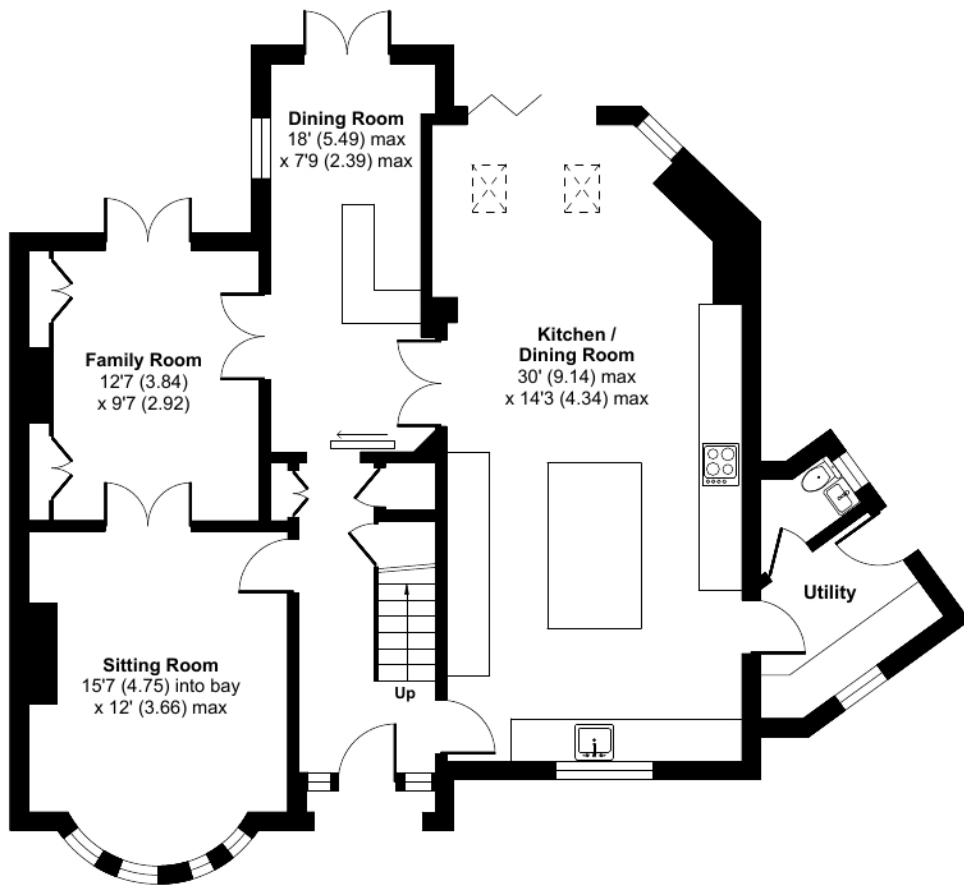
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Approximate Area = 2049 sq ft / 190.3 sq m

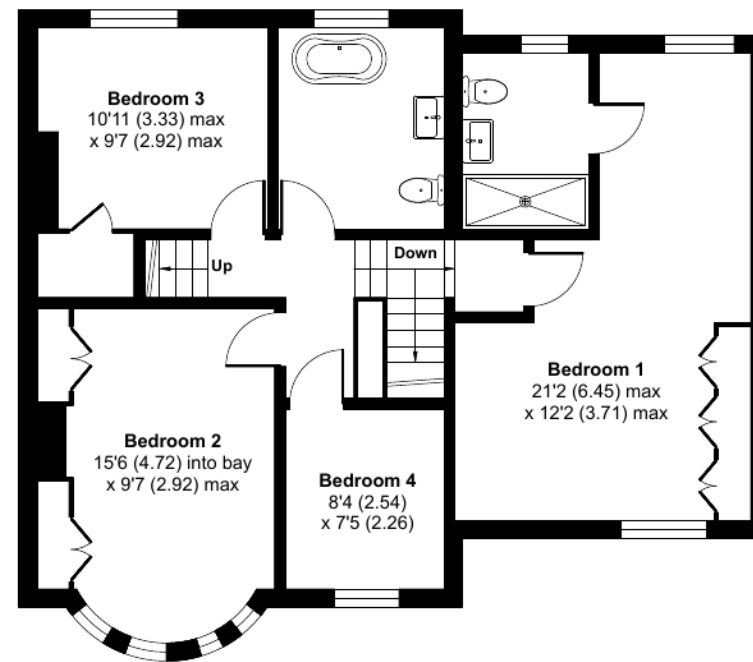
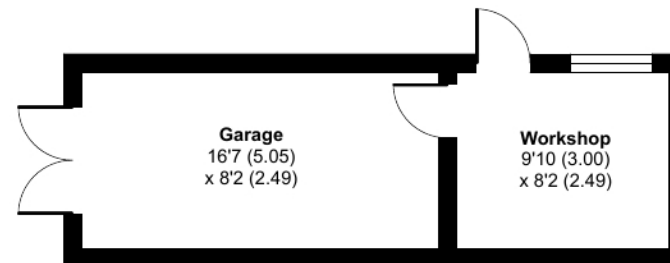
Garage = 222 sq ft / 20.6 sq m

Total = 2271 sq ft / 210.9 sq m

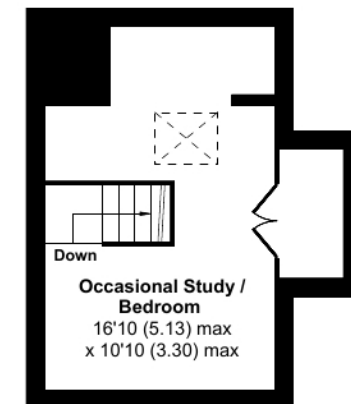
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



