



**5 Newmarket Road,
Bury St. Edmunds, Suffolk.**

**DAVID
BURR**



5 NEWMARKET ROAD, BURY ST. EDMUNDS, SUFFOLK. IP33 3HA

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 occupies a lovely position just a short walk from the town centre. The property has been sympathetically enlarged to include a particularly impressive kitchen/dining/living room complete with 16ft wide bi-fold doors opening on to a south-facing garden. Further benefits include a garage/store and off-road parking.

An exceptionally well-presented town house with generous south facing garden, garage/store and off-road parking.

ENTRANCE VESTIBULE: An inviting area with attractive tiled floor, fitted barrier matting and glass contemporary door opening to:-

ENTRANCE HALL: A spacious area with staircase off, large cloaks/storage cupboard and light oak door to:-

SITTING ROOM: With recessed storage/extensive book display shelving.

STUDY: A light room with views over the garden and offering potential to be a snug, play room, etc.

KITCHEN/DINING/LIVING ROOM: An exceptional room, cleverly divided into distinct areas with attractive flooring running throughout. Bi-fold doors create a 16ft wide opening onto terracing and the garden beyond. The kitchen area has been finished with an extensive range of attractive matching modern units including deep pan drawers, bin storage, etc. Fitted with Quartz worktops that continue to a breakfast bar. Integrated appliances include dishwasher, full height fridge/freezer and space for gas/electric range with fitted extractor hood over.

UTILITY ROOM: With a large walk-in storage cupboard, further fitted modern units, Quartz worktop with inset sink and mixer tap over. Plumbing for washing machine and space for tumble dryer. Door to side garden.

CLOAKROOM: Fitted WC and wash hand basin.

First Floor

LANDING: Access to loft storage space, storage cupboards and doors to:-

BEDROOM 1: An exceptional space with an 11ft 8" vaulted ceiling, wall of glass in the gable end providing lovely views over the rear garden. A recessed area has full height wardrobes and door to:-

EN SUITE: Large fully tiled shower cubicle, heated towel rail, WC and wash hand basin on a vanity unit with storage below.

BEDROOM 2: Enjoying views over the rear garden. Extensive built-in floor to ceiling wardrobes, fitted hanging rails and shelving.

BEDROOM 3: Fitted floor to ceiling mirror fronted wardrobes and picture rail.

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BEDROOM 4:

FAMILY BATHROOM: Bath with period style fittings, shower attachment and folding side screen. Heated towel rail, WC and wash hand basin with storage below.

Outside

The drive provides ample **OFF-ROAD PARKING** and in turn leads to:-

GARAGE/STORE: 14' x 7'8" (maximum). Well suited to a small car (smart car, fiat 500, etc) but currently utilised as a store with door to side garden, light and power connected.

The rear garden is one of the property's most attractive features with a south facing aspect and finished with a large terrace designed with entertaining/dining Alfresco in mind, this leads to a large central expanse of lawn and to the rear a wood chipped children's play area. There is external lighting and water connected.

AGENTS NOTE

There is a tree preservation order within the curtilage.

Underfloor heating in the Dining/Living Room, Study, Utility and Cloakroom.

We understand the property is located in an unadopted road and privately maintained.

SERVICES: Main electricity, water and drainage are connected. Gas fired heating. Electric car charging point. **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: Band C – report available upon request.

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

MOBILE COVERAGE: EE, Three, O2 and Vodafone (source Ofcom).

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WHAT3WORDS: ///districts.vaccines.prefer.

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

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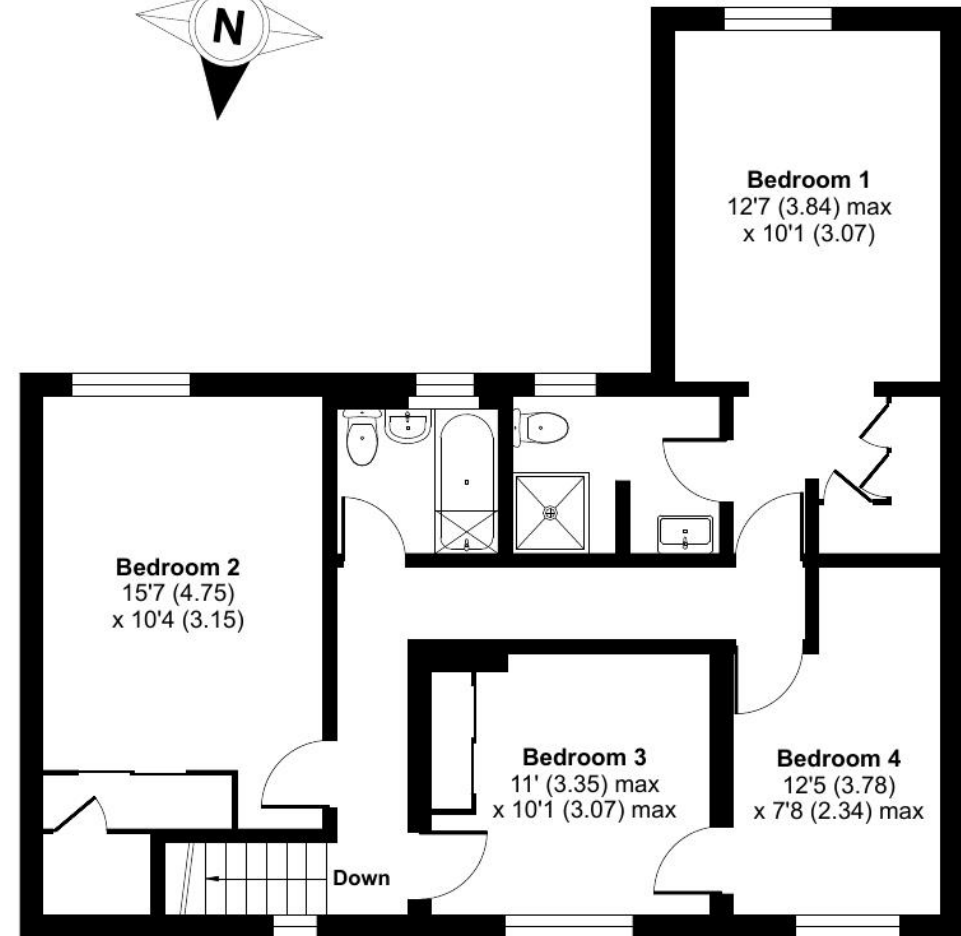
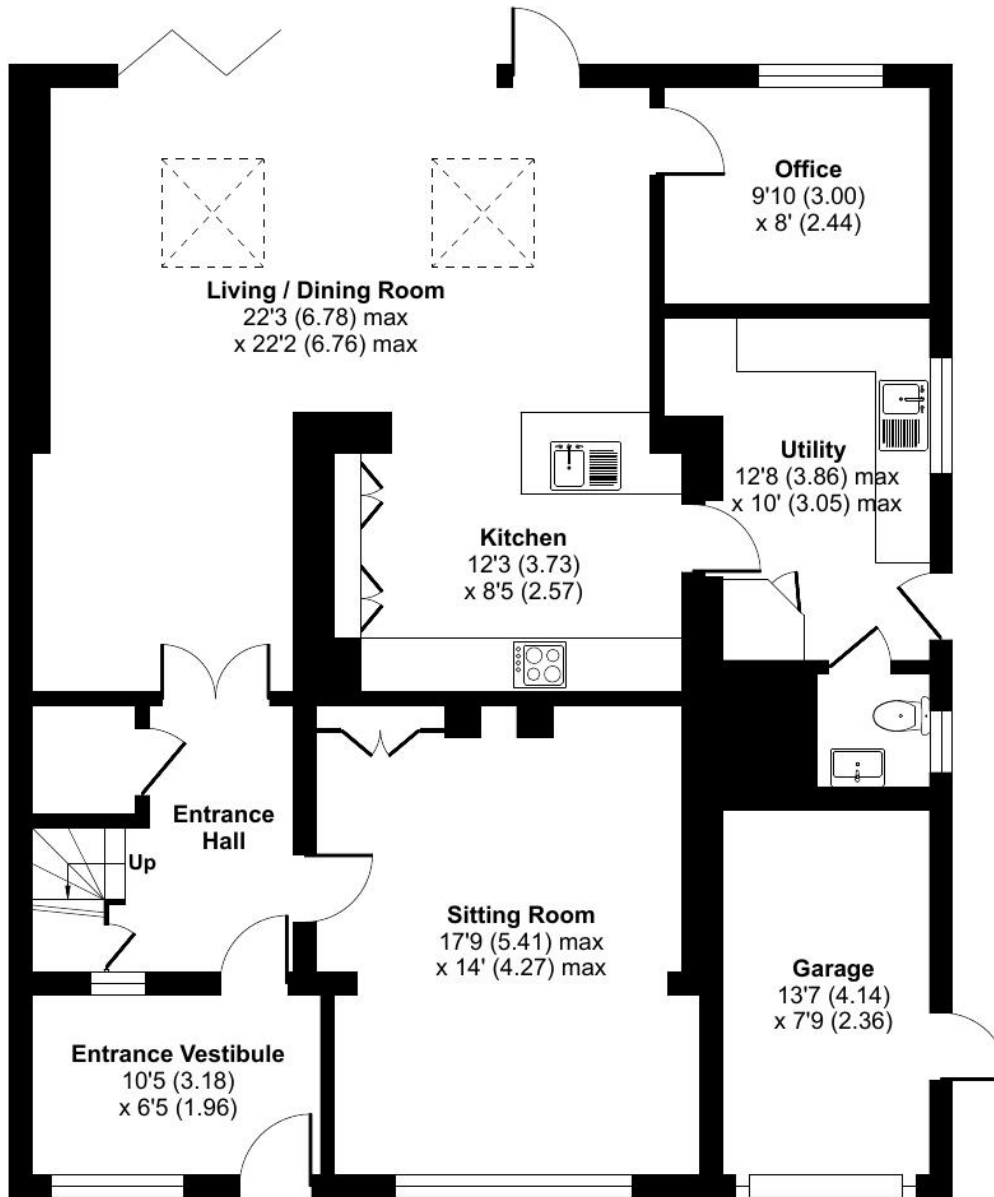
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Approximate Area = 1978 sq ft / 183.7 sq m

Garage = 104 sq ft / 9.6 sq m

Total = 2082 sq ft / 193.3 sq m

For identification only - Not to scale



FIRST FLOOR

GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for David Burr Ltd. REF: 1083087

