



**3 Bridewell Lane,
Bury St. Edmunds, Suffolk.**

**DAVID
BURR**

3 BRIDEWELL LANE, BURY ST. EDMUNDS, SUFFOLK. IP33 1RE

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 spacious semi-detached town house benefits from one of the town's most sought after addresses with proportionate accommodation arranged over 3 floors, a private courtyard garden and **OFF-ROAD PARKING**. It would be fair to say that the property offers scope for any prospective purchasers to make it their own. **NO ONWARD CHAIN**.

A spacious semi-detached town house with off-road parking in one of the area's most sought after locations.

ENTRANCE HALL: Stairs rising to first floor, understairs storage cupboard and doors to principal rooms on the ground floor. Door to:-

KITCHEN/BREAKFAST ROOM: Appointed with a range of matching wall and base units. Integrated appliances include a one and a half bowl stainless steel sink inset with drainer and mixer tap, 4-ring gas hob, extractor over, Beko dual ovens and spaces for further white goods with double doors opening to:-

SITTING/DINING ROOM: Flooded with natural light to the rear aspect overlooking the brick and flint walled courtyard garden. Inset gas fireplace and redbrick surround/hearth. French style double doors open onto the terrace immediately abutting the rear of the property.

CLOAKROOM: With white suite comprising WC, hand wash basin and window to front aspect.

First Floor

LANDING: Airing cupboard with stairs rising to second floor and open plan access to:

STUDY/BEDROOM 4: A versatile space capable of fulfilling a number of uses with window to rear aspect.

BEDROOM 2: A substantial double bedroom with integrated storage and window to rear.

BEDROOM 3: Double bedroom with integrated storage and window to front.

FAMILY BATHROOM: With white suite comprising WC, handwash basin, panel bath with shower attachment over and window to front.

Second Floor

BEDROOM 1: A substantial double bedroom with eaves storage, dual aspect window to front and rear and door to:-

ENSUITE: With white suite comprising WC, handwash basin and panel bath with shower screen and shower attachment over. Skylight window to rear aspect.

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Outside

The property benefits from a private and sunny walled courtyard garden offering a good degree of versatility and personnel access via a gate to the side of the property for the purposes of taking bins out, etc. Please note that this accessway is shared with No. 30 Crown Street. To the left of the property there is a private **CARPARK**, one space of which is allocated to No. 3 Bridewell Lane.

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

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: D - £2,086.39 – 2024.

EPC RATING: C - report available upon request.

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

MOBILE COVERAGE: EE, Three, 02 and Vodafone – likely, outdoor (source Ofcom).

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WHAT3WORDS: ///exhales.music.realm.

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

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