



**22 Philip Road,
Bury St. Edmunds, Suffolk.**

**DAVID
BURR**

22 PHILIP ROAD, BURY ST. EDMUNDS, SUFFOLK. IP32 6DQ

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 charming semi-detached house occupies a lovely position close to local amenities and only a short walk to the train station, schooling, town centre, etc. The property could fairly be described as dated in places but nonetheless is well-presented, light and benefits from a garage, off-road parking and large rear garden. **NO ONWARD CHAIN.**

A well-presented semi-detached house with a large garden, garage and parking.

ENTRANCE HALL: An inviting area with a staircase off, large useful storage cupboard and doors to:-

LIVING/DAY ROOM: Door opening on to terracing and large picture window providing views over the garden. Double doors open to:-

SITTING/DINING ROOM: (Also accessed from hall). A light versatile room with a large bay window. Open fireplace including exposed brickwork and granite tiled hearth.

KITCHEN/BREAKFAST ROOM: With views over the garden and a door providing access to the side garden. Extensive range of light oak fronted units and marble style worktops that incorporate a breakfast bar and inset stainless steel sink unit. Plumbing for washing machine. **Walk-in pantry.**

CLOAKROOM: Fitted WC and wash hand basin.

First Floor

LANDING: Access to loft storage and doors to:-

BEDROOM 1: With a view over the rear garden.

BEDROOM 2: Large bay window providing a far-reaching view taking in roof-tops with established trees beyond. Picture rail.

BEDROOM 3: Interesting roof-scape view. Picture rail.

SHOWER ROOM: Fully tiled shower cubicle, heated towel rail, WC and wash hand basin.

Outside

A brick pillared entrance leads to a tarmac drive which provides **OFF-ROAD PARKING** bordered by an expanse of lawn, colourful well-stocked beds that could also provide potential for further parking if required. This in turn leads to:-

GARAGE: 15'2" x 8'6". Light and power connected and personnel door to side.

The large rear garden is one of the property's most attractive features, measuring about 127ft. long by 34ft. wide. A large open expanse of

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lavender bordered lawn and terrace are immediately behind the house with an opening to the 'secret garden' that includes apple and pear trees with a further area of lawn. **STORAGE SHED** and **GREENHOUSE**.

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 - £2,086.39 – 2024.

EPC RATING: D.

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

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

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WHAT3WORDS: ///likening.brick.silently.

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

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