



**12 Blomfield Street,
Bury St. Edmunds, Suffolk.**

**DAVID
BURR**

12 BLOMFIELD STREET, BURY ST. EDMUNDS, SUFFOLK. IP33 1TE

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.

A spacious, extended town house in a popular residential area of Bury St. Edmunds town centre. The versatile accommodation briefly comprises two/three reception rooms, three bedrooms, two bathrooms, a converted cellar and a landscaped courtyard garden.

A spacious and well-presented four-storey town house in a popular residential area of Bury St. Edmunds town centre. NO ONWARD CHAIN.

ENTRANCE HALL: With stairs rising to first floor and door to:-

SITTING ROOM: A generous reception room with ornate feature fireplace, bay fronted window and storage to either side of the fireplace.

DINING ROOM: Ample space for formal dining with integrated storage, door to cellar and access to:-

KITCHEN: Fitted with a range of matching wall and base units and integrated appliances to include an oven, gas hob with extractor over, one and a half bowl stainless steel sink with inset drainer. Spaces for white goods including dishwasher, washing machine, under-counter fridge and freezer. Open plan to:-

GARDEN ROOM: With door leading to the terrace abutting the rear of the property and door to:-

SHOWER ROOM: With white suite comprising WC, hand wash basin and corner shower.

CELLAR: A versatile space which has been converted into a useable room with an integrated storage cupboard and access to gas and electric meters.

First Floor

LANDING: With storage cupboard and stairs rising to second floor.

PRINCIPAL BEDROOM: A substantial double bedroom with dual aspect windows overlooking the street scene and integrated storage.

BEDROOM 3: A double bedroom with window to rear.

FAMILY BATHROOM: With white suite comprising WC, hand wash basin, panel bath and shower. Chrome heated towel rail and frosted window to rear aspect.

Second Floor

Stairs rising immediately to:-

BEDROOM 2: A substantial double bedroom with window to rear aspect.

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Outside

To the rear there is a tastefully landscaped courtyard garden initially comprising a paved area immediately abutting the rear of the property with steps leading up to an Alfresco dining/entertaining area and then further steps leading to a quaint walled garden with gated access to a rear passageway for the storage of bins.

SERVICES: Main electricity, water and drainage 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: C - £1,854.57 – 2024/25.

EPC RATING: C.

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

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

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WHAT3WORDS: ///packet.crumb.chief.

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

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