



**4 Plovers Way,  
Bury St. Edmunds, Suffolk.**

**DAVID  
BURR**



# 4 PLOVER WAY, BURY ST. EDMUNDS, SUFFOLK. IP33 2NJ

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 detached house is located in one of the most popular areas of Bury St. Edmunds given its close proximity to Nowton Park which is renowned for its countryside walks, weekly park-run, café etc. There is a well-placed bus stop providing quick access to the town centre amenities when required. The house has been sympathetically enlarged and now offers versatile accommodation that is further complemented by off-road parking and a charming garden.

## A detached house with versatile accommodation and established garden.

**ENTRANCE VESTIBULE:** A spacious area with exposed brickwork, tiled floor and wall of glass with door opening to:-

**ENTRANCE HALL:** Light oak wood flooring, useful storage cupboard, pretty leaded glass feature window and staircase off.

**SITTING ROOM:** Enjoying lovely views over the garden with light wood flooring running throughout and double doors opening on to terracing. Contemporary log effect gas fire set within an attractive stone surround.

**SITTING ROOM/DINING ROOM:** A versatile space with light oak wood floor and double doors opening to the drawing room. This room offers the potential to be a bedroom, office, playroom, etc and has a door to:-

**BEDROOM 5:** Currently utilised as a bedroom but could become a shower room to link with the sitting room to form a suite or utilised as a study, playroom, etc.

**KITCHEN/BREAKFAST ROOM:** Divided into two distinct areas and linking well with the sitting/dining room. There is a door to the side garden and the kitchen area has been finished with an extensive range of matching modern units with granite style worktops that incorporate a single drainer

sink unit with vegetable drainer and mixer tap over. There is space for a full-height fridge/freezer and space for a large gas/electric range. Integrated washing machine and plumbing for dishwasher. Useful shelved **PANTRY** cupboard.

**CLOAKROOM:** Tiled floor, WC and wash hand basin with storage below.

### First Floor

**LANDING:** A spacious area with access to loft storage space. Large linen cupboard and doors to:-

**BEDROOM 1:** With views over the rear garden and door to:-

**EN SUITE:** Large double shower cubicle, heated towel rail, WC and wash hand basin.

**BEDROOM 2:** Double bedroom with views overlooking the rear garden.

**BEDROOM 3:** A light room overlooking the front garden.

**BEDROOM 4:** Overlooking the front garden.

# 4 PLOVER WAY, BURY ST. EDMUNDS, SUFFOLK. IP33 2NJ

**FAMILY BATHROOM:** A spacious room with deep double ended bath, large double shower cubicle, heated towel rail, WC and wash hand basin with storage below.

## Outside

A sweeping slate chip bordered brick paved drive provides **OFF-ROAD PARKING** leading to:-

**GARAGE:** Converted into living accommodation but retaining an element of storage to the front, not for a car but well suited for a spare freezer, tumble dryer, storage, etc.

A particularly attractive feature of the property is the rear garden, generous in size and cleverly landscaped with terracing taking advantage of the sun at different points in the day and complemented further by a central expanse of lawn and well stocked beds full of colour and variety including specimen trees and pond. Useful storage **SHED** with power connected. External lighting, water and power point.

## AGENTS NOTES

The property benefits from a water softener and a Envirovent clean air system.

**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 Band: D - £2,086.39 – 2024/25.

**EPC RATING:** Awaiting report.

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

**MOBILE COVERAGE:** EE, Three, 02 and Vodafone – outdoor, likely (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:** ///treating.manhole.cyber.

**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.



# 4 PLOVER WAY, BURY ST. EDMUNDS, SUFFOLK. IP33 2NJ



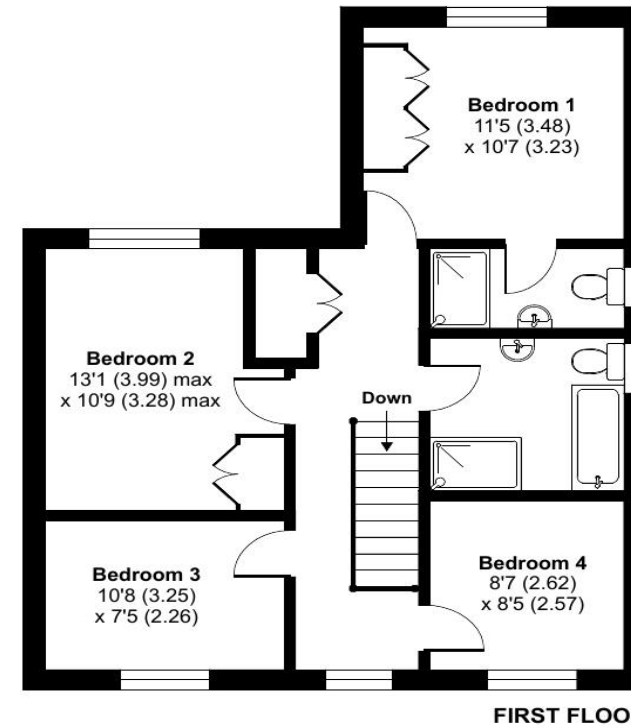
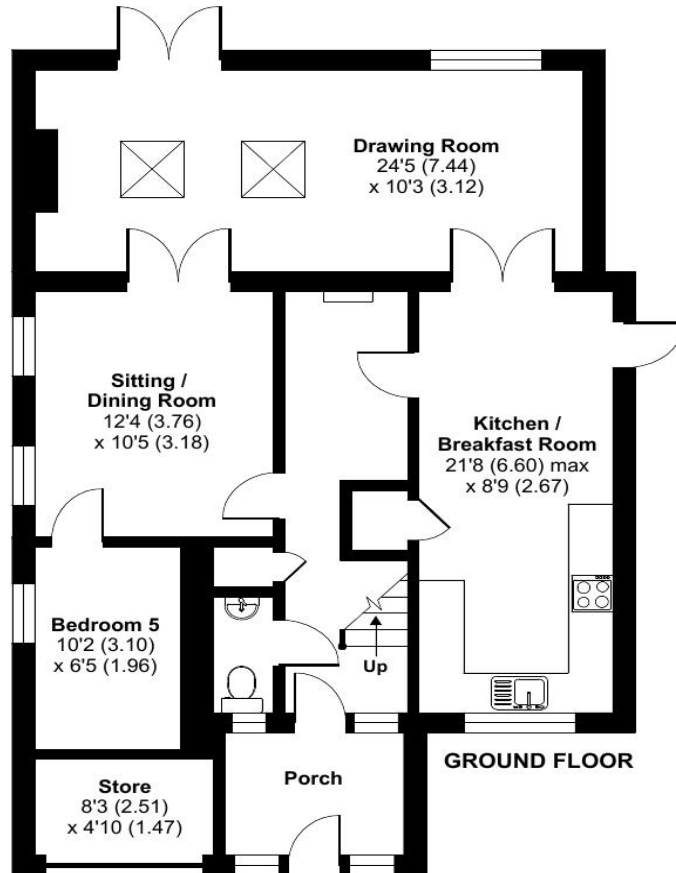
## Plovers Way, Bury St. Edmunds, IP33

Approximate Area = 1570 sq ft / 145.8 sq m

Store = 38 sq ft / 3.5 sq m

Total = 1608 sq ft / 149.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for David Burr Ltd. REF: 1194217

Bury St Edmunds 01284 725525 Leavenheath 01206 263007 Clare 01787 277811 Castle Hedingham 01787 463404 Woolpit 01359 245245

Newmarket 01638 669035 Long Melford 01787 883144 London 020 78390888 Linton & Villages 01440 784346

