



**3 Yarn Walk,
Bury St. Edmunds, Suffolk.**

**DAVID
BURR**



3 YARN WALK, BURY ST. EDMUNDS, SUFFOLK. IP32 6FA

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 and well-presented link detached family home of generous proportions occupying a sought-after edge of estate location opposite a pretty greensward with landscaped gardens, off-road parking and garaging.

An immaculately presented link detached family home situated opposite a pretty greensward.

ENTRANCE HALL: A light and welcoming space with access to principal rooms on the ground floor with door to:-

SITTING ROOM: Bay fronted window and ample space for informal entertaining.

KITCHEN/BREAKFAST/DINING ROOM: Well-appointed with a range of matching wall and base units, worksurfaces over and a number of integrated appliances to include fridge/freezer, oven, Zanussi electric hob with extractor over, dishwasher, one and a half bowl stainless steel sink inset with drainer and mixer tap over. Space for a washer/dryer and also housing the gas fired boiler. Breakfast bar/island with additional storage and a concealed plug socket that defines the culinary preparation/kitchen space from the dining area which is flooded with natural light by an 8ft wide wall of glass which is also home to French style double doors opening onto the terracing abutting the rear of the property.

STUDY: A versatile room located toward the front of the property with window to front aspect and currently used as a utility room with spaces for additional white goods.

CLOAKROOM: White suite comprising WC and hand wash basin with frosted window to side.

First Floor

LANDING: With large window to side aspect and doors to principal rooms on the first floor. Airing cupboard housing hot water cylinder.

PRINCIPAL BEDROOM: A substantial double bedroom suite with two walls of fitted storage. Window to rear aspect and door to:-

ENSUITE: With white suite comprising WC, hand wash basin, chrome heated towel rail and walk-in shower with glass sliding door.

BEDROOM 2: Double bedroom with window to front aspect overlooking the greensward. Space for free-standing storage.

BEDROOM 3: Double bedroom with window to rear aspect and space for free-standing storage.

BEDROOM 4: Double bedroom with window to front aspect overlooking the greensward.

FAMILY BATHROOM: With white suite comprising WC, hand wash basin, panel bath with shower attachment over and chrome heated towel rail with frosted window to front aspect.

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Outside

The property is accessed via a quiet no-through road with a generous lay-by located immediately opposite the property and a private driveway which in turn provides **OFF-ROAD PARKING** and access to the:-

GARAGE: With dual doors and personnel door leading from the back garden. There is space for a electric car charging port.

To the rear the gardens are predominately laid to lawn with a generous terrace accessible from the rear of the property ideally situated for Alfresco dining and entertaining. Borders have been thoughtfully landscaped and are home to a variety of maturing specimen plants and shrubs and also incorporated within the grounds is a **STORAGE SHED**.

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: E - £2,550.03 – 2024/25.

EPC RATING: B.

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

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

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WHAT3WORDS: ///signature.chats.stance.

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.



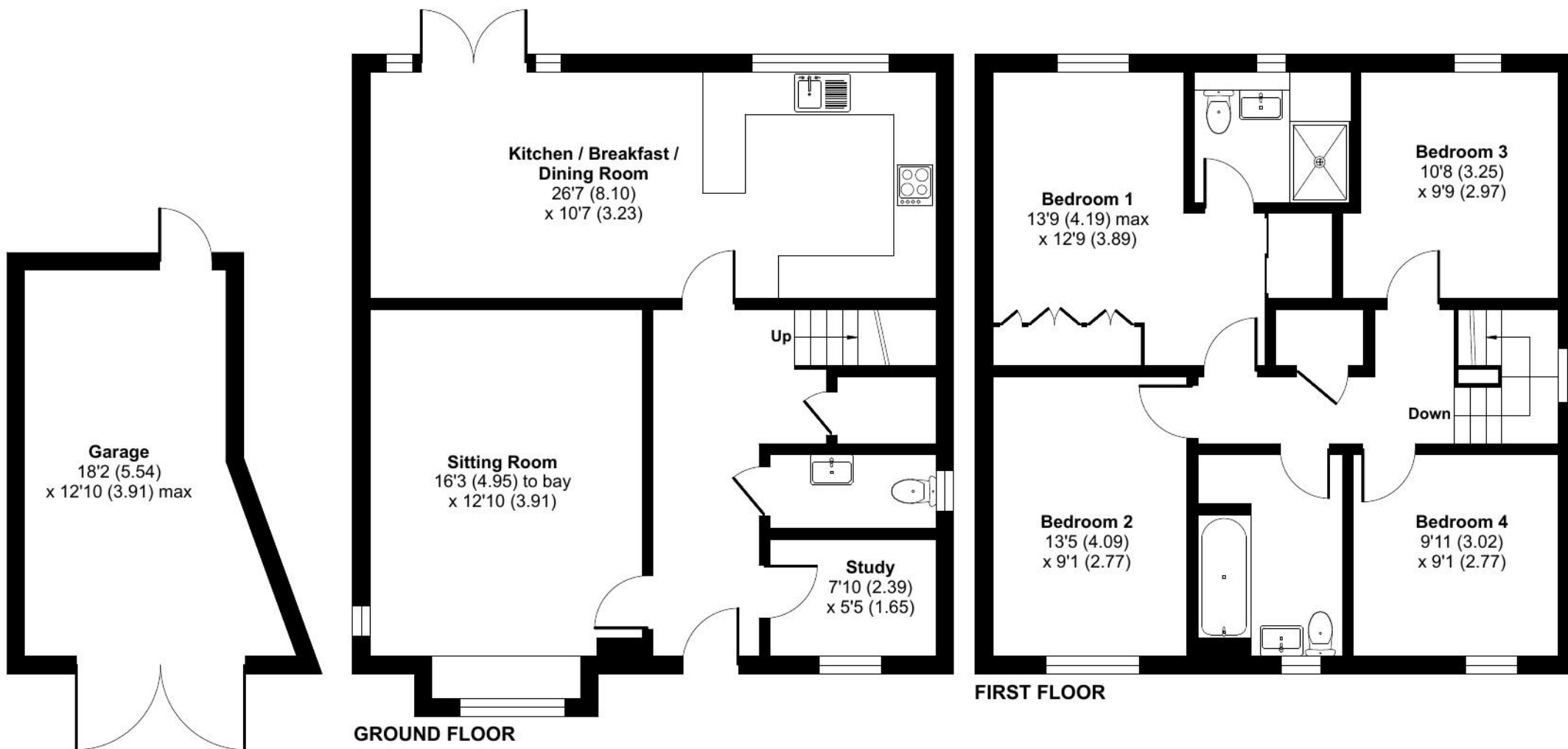
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Approximate Area = 1480 sq ft / 137.4 sq m

Garage = 188 sq ft / 17.4 sq m

Total = 1668 sq ft / 154.8 sq m

For identification only - Not to scale



Certified
Property
Measurer

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: 1201546

