



**47 Benyon Gardens,
Culford, Suffolk.**

**DAVID
BURR**

47 BENYON GARDENS, CULFORD, BURY ST. EDMUNDS, SUFFOLK. IP28 6EA

Culford is a village well known for its private school, 3 miles north of Bury St Edmunds. 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 trunk road bypasses the town. Cambridge is 24 miles. London via the M11 is 60 miles. The railway station offers services to Cambridge, Norwich & Ipswich with connections for London. A commuter rail link is available at Stowmarket 12 miles.

This spacious detached bungalow occupies a lovely position within one of the areas most favoured villages. It is fair to suggest that the property requires a degree of updating/modernisation but nonetheless offers light, well proportioned accommodation that has potential for further enlargement (subject to planning) and is further complemented by a garage, ample parking and generous private south-west facing garden. **NO ONWARD CHAIN.**

A spacious detached bungalow with garage, parking and private south-west facing garden.

ENTRANCE VESTIBULE: Exposed brickwork and door to:-

ENTRANCE HALL: A spacious area with fitted barrier matting, large shelved storage/cloaks cupboard and opening to:-

Inner Hall: Tiled floor, doubled shelved linen cupboard, access to loft storage space and door to garden. Doors to:-

SITTING ROOM/DINING ROOM: A spacious room with 2 large 'picture windows' which in turn provide views over the rear garden. Open fireplace with exposed brick surround.

KITCHEN: Overlooking the front garden and finished with a range of matching units and worktops incorporating single drainer sink unit with mixer tap over. Plumbing for dishwasher and washing machine. Space for full height fridge/freezer. Integrated double oven, 4-ring hob and extractor fan over.

BEDROOM: Fitted with extensive built-in wardrobes and enjoying a lovely view over the rear garden.

BEDROOM: Overlooking the front garden.

BEDROOM: Built-in double wardrobe.

BATHROOM: Fitted with a large double shower cubicle but with space for a bath instead. Heated towel rail, WC and wash hand basin with storage below.

CLOAKROOM: WC and wash hand basin with storage below.

Outside

A long hedge-line bordered driveway provides extensive **OFF-ROAD PARKING** and in turn leads to:-

GARAGE: 18'10" x 9'10". With fitted shelving, natural light, light and power connected and up and over door.

The rear garden is one of the property's most attractive features, being private and enjoying a south-west facing aspect to take advantage of the afternoon/evening sun. There is a large terrace opening to a central expanse of lawn bordered by established hedges and shrubs. External water and lighting are connected.

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

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: D - £2,085.93 - 2024/25.

EPC RATING: F.

BROADBAND SPEED: Up to 49 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: ///workbook.undertook.divides.

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.



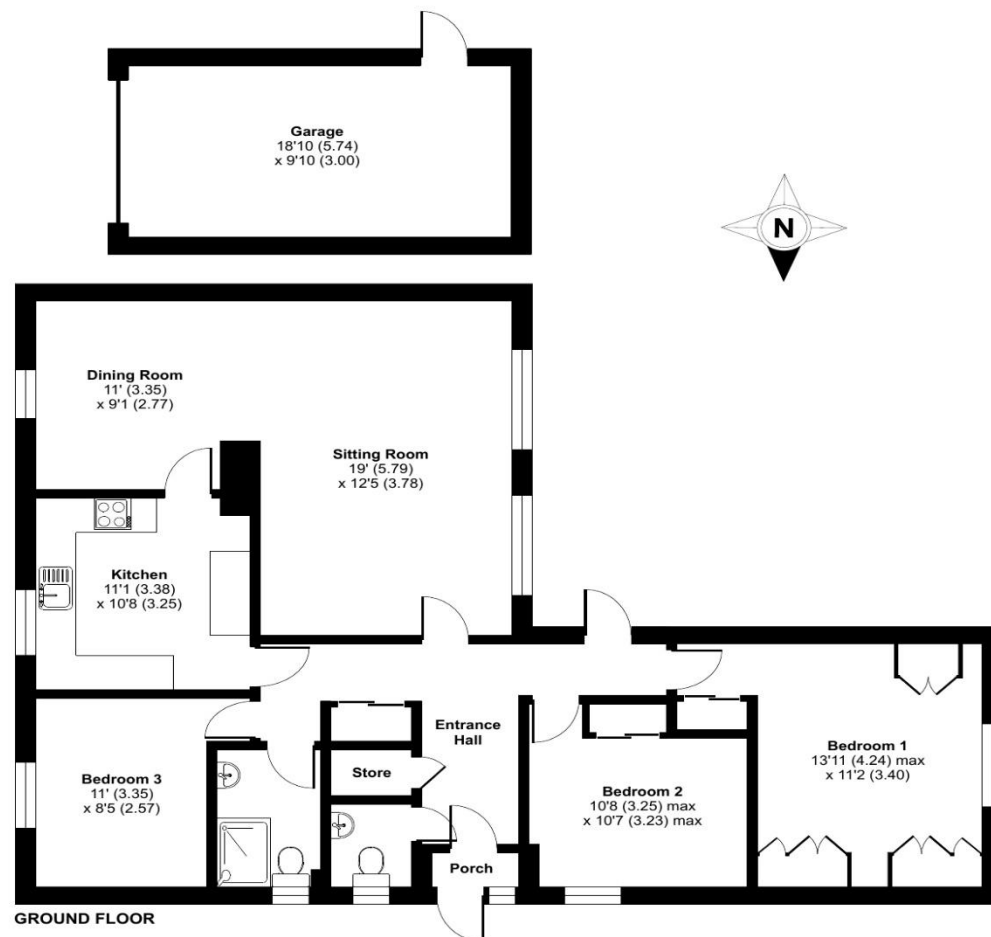
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Approximate Area = 1138 sq ft / 105.7 sq m

Garage = 190 sq ft / 17.6 sq m

Total = 1328 sq ft / 123.3 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nîchecom 2024. Produced for David Burr Ltd. REF: 1228511

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

