



**Park View,  
Bury St. Edmunds, Suffolk.**

**DAVID  
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# PARK VIEW, 25 SHARP ROAD, BURY ST. EDMUNDS, SUFFOLK. IP33 2NB

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.

An immaculate detached family home occupying one of the most sought-after residential roads in the Bury St. Edmunds town centre with a generous accommodation schedule in the region of 3,000 sq.ft. and grounds of **approximately 0.34 acres**. The property was constructed by the current owner in approximately 2010 and has been finished with exquisite attention to detail throughout offering high quality accommodation arranged over 2-floors and purpose-built double garaging. The gardens are among the most attractive features of the property, predominantly laid to lawn with a number of sun terraces and Alfresco dining areas as well as a stream running through the grounds. **In all about 0.34 acres.**

## An immaculately presented detached family home situated in one of the most sought-after residential roads in the Bury St. Edmunds town centre.

**ENTRANCE HALL:** A light and welcoming space with tiled flooring, deep storage cupboard and stairs rising to first floor. Double doors opening to:-

**CLOAKROOM 1:** With white suite comprising WC and hand wash basin.

**AGA KITCHEN/BREAKFAST/LIVING ROOM:** Undoubtedly forming the hub of the home with a thoughtful open plan arrangement initially comprising the culinary preparation space with inset 3-oven gas AGA and double oven electric companion. One and a half bowl ceramic butler sink inset with drainer and mixer tap. There is a dishwasher, space for American style fridge/freezer, large kitchen island with inset storage to sides and a well-appointed range of matching wall and base units with Granite worksurfaces over. The kitchen area flows openly to the formal seating/dining area which is versatile in nature and flooded by natural light with sliding doors opening to the terrace abutting the rear of the property.

**DRAWING ROOM:** A beautiful triple aspect vaulted room with the focal point provided by an inset multi-fuel burning stove and French style double doors opening on to the terrace abutting the rear of the property.

**DINING ROOM:** Versatile reception space and window to front aspect.

**UTILITY/BOOT ROOM:** Fitted with a further range of wall and base units with worksurfaces over. Spaces for further white goods to include washer and dryer with personnel door leading to the rear garden room.

**CLOAKROOM 2:** With white suite comprising WC and hand wash basin.

**GARDEN ROOM:** A thoughtful addition to the rear of the property which forms an extension of the utility/boot room with personnel access leading to the garage and sliding doors opening onto the terrace abutting the rear of the property providing panoramic views of the rear gardens.



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**PRINCIPAL BEDROOM:** A spacious double bedroom with a range of fitted wardrobes, window to rear aspect and door to:-

**ENSUITE:** With white suite comprising WC, hand wash basin, panel bath with mixer tap over and shower with glass hinged door. Heated towel rail.

## First Floor

**BEDROOM 2:** A substantial double bedroom with window to front aspect, fitted wardrobes and door to:-

**ENSUITE:** White suite comprising WC, hand wash basin and panel bath. Heated towel rail.

**BEDROOM 3:** Double bedroom with fitted dual wardrobes and window to rear aspect.

**BEDROOM 4:** Double bedroom with dual integrated wardrobes and window to front aspect.

**FAMILY BATHROOM:** With a white suite comprising WC, hand wash basin, heated towel rail and shower with glass hinged door.

## Outside

The property is situated toward the very end of the cul-de-sac and is the last residential plot on the left-hand side set behind a gated entrance which in turn provides vehicular access to the sweeping tarmac driveway with an area of formal lawn which is home to a variety of maturing shrubs and hedging. The driveway provides ample **OFF-ROAD PARKING** for a number of vehicles as well as providing vehicular access to the:-

**DOUBLE GARAGE:** Built to an exceptionally high standard and larger than the average size with a concrete floor, workshop area to the rear, wider than average entrance pillars and loft storage above the parking bays, with personnel access leading to the rear garden room.

The rear gardens are a particular delight, beautifully maintained with a large area of formal lawn interspersed with specimen trees and hedging as well as a stream running through the rearmost boundary of the plot. There are a number of terraces that are idyllic for Alfresco dining and entertaining, **STORAGE SHEDS** and space for a green house. Boundary fencing has been kept to a deliberately low level so as to ensure maximum enjoyment of the surrounding parkland.

**In all about 0.34 acres.**

## AGENTS NOTE

Prospective purchasers should be aware of plans for the new West Suffolk Hospital on the grounds of Hardwick Manor which is adjacent to this property. It is understood that Sharp Road is not intended to be used for access.

**SERVICES:** Main water, drainage and electricity are connected. Gas fired heating, underfloor heating at ground floor and radiators at first floor.

**NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** West Suffolk Council: 01284 763233. Council Tax Band: G - £3,477.32 - 2024/25.

**EPC RATING:** C.

**BROADBAND SPEED:** Up to 1800 Mbps (source Ofcom).

**MOBILE COVERAGE:** EE, Three, 02 and Vodafone – outdoors, 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:** ///transcribes.harsh.urban.

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

# Sharp Road, Bury St. Edmunds, IP33

Approximate Area = 2665 sq ft / 247.5 sq m  
Limited Use Area(s) = 60 sq ft / 5.5 sq m  
Garage = 568 sq ft / 52.7 sq m  
Total = 3293 sq ft / 305.9 sq m  
For identification only - Not to scale



Denotes restricted head height





