



**22 Lyminster Close,
Bury St. Edmunds, Suffolk.**

**DAVID
BURR**

22 LYMINSTER CLOSE, BURY ST. EDMUNDS, SUFFOLK. IP32 7JF

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 detached family home occupying a cul-de-sac location close to Bury St. Edmunds town centre with off-road parking and a cart lodge. In brief, the accommodation comprises 3 bedrooms (1 ensuite), 2 reception rooms, a snug and a kitchen.

A spacious detached home on the periphery of the Bury St. Edmunds town centre with a cart lodge, parking and proportionate accommodation arranged over two floors.

ENTRANCE HALL: Stairs rising to first floor.

SITTING ROOM: Window to front aspect, the focal point for the room provided by the inset fireplace with ornamental surround and hearth. French style double doors open to:-

GARDEN ROOM: A versatile addition to the rear of the property with panoramic views of the rear gardens and French style double doors opening to the terrace abutting the rear.

KITCHEN: Well-appointed with a range of matching wall and base units, worksurfaces over and inset breakfast bar. Appliances include an oven with grill function over, integrated refrigerator with freezer under, integrated dishwasher and space for washer/dryer. Integral electric hob with extractor over and one and a half bowl ceramic butler sink inset with drainer and mixer tap. Window to rear aspect. In addition, there is a deep understairs storage cupboard

STUDY/SNUG: A versatile space located toward the front of the property with window to front aspect.

CLOAKROOM: With white suite comprising WC and hand wash basin

First Floor

LANDING: Doors to:-

PRINCIPAL BEDROOM: A spacious double bedroom with integrated wardrobes.

ENSUITE: With a white suite comprising WC, hand wash basin and corner shower.

BEDROOM 2: A double bedroom with window to front aspect.

BEDROOM 3: Double bedroom with window to rear aspect.

FAMILY BATHROOM: With white suite comprising WC, hand wash basin, panel bath with shower attachment and shower screen over. Frosted window to rear.

Outside

The property is situated at the end of the cul-de-sac with a drop kerb leading to the driveway providing **OFF-ROAD PARKING** for a number of vehicles and vehicular access to:-

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CART LODGE: With power connected.

There is a personnel gate to the side of the property which extends to the rear garden which are predominantly laid to lawn with a large terrace abutting the rear of the property which is ideal for Alfresco dining and entertaining. Near central to the plot is a raised terrace providing an additional seating area and man-made pond. Also incorporated within the grounds are a number of **STORAGE SHEDS** with boundaries clearly defined by fencing to all sides.

SERVICES: Main water, drainage and electricity 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: E.

BROADBAND SPEED: Up to 1800 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: ///heartless.crossings.project.

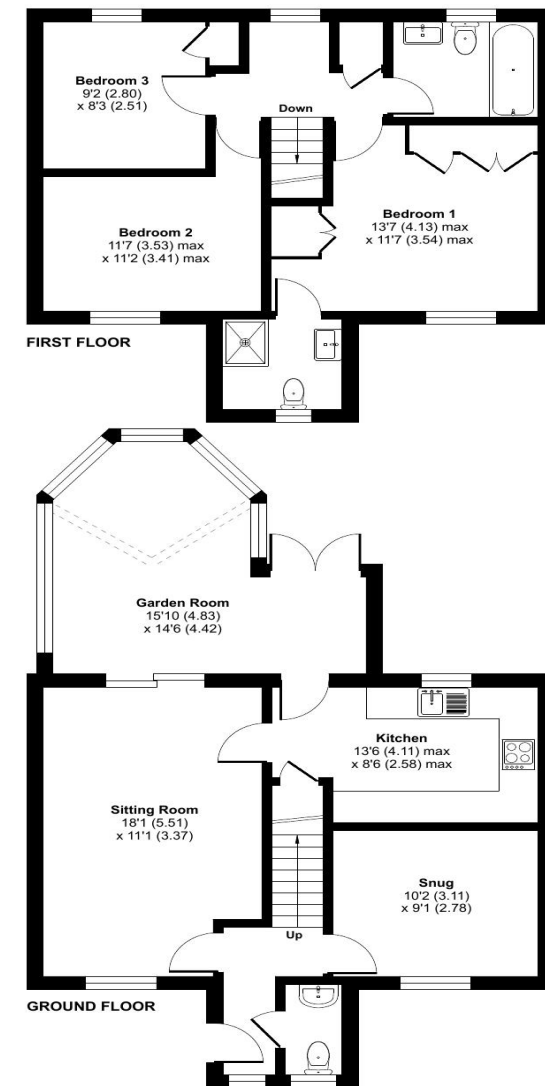
VIEWING: Strictly by prior appointment only through DAVID BURR Bury St. Edmunds 01284 725525.

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 = 1161 sq ft / 107.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for David Burr Ltd. REF: 1284219

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

