



**11 Sheerwater Close,
Bury St. Edmunds, Suffolk.**

**DAVID
BURR**

11 SHEERWATER CLOSE, BURY ST. EDMUNDS, SUFFOLK. IP32 7HR

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 exceptionally well-presented detached house has been sympathetically enlarged and now provides light versatile accommodation. The property is located within a well-regarded area of Bury St. Edmunds and has the added benefit of a charming sunny garden, off road parking and garage.

An exceptionally well-presented detached house within a popular part of Bury St. Edmunds.

ENTRANCE HALL: A spacious inviting area with fitted barrier matting, staircase off, useful recess and door to:-

SITTING ROOM: With a lovely view over the front garden.

KITCHEN/DINING/LIVING ROOM: An exceptional space divided into three distinct areas with the dining/living area enjoying double doors opening onto decking and the garden beyond. The kitchen area has been fitted with an extensive range of matching modern units and Granite style worktops that continue to form a large central island/breakfast bar. Integrated appliances include an electric double oven, 4-ring hob and extractor fan over. Plumbing for dishwasher. Velux windows with electric blinds.

UTILITY/BOOT ROOM: A spacious room with a tiled floor, door to side garden, space for full height fridge/freezer, plumbing for washing machine and space for tumble dryer. Fitted with a range of matching units and worktop with inset single drainer sink unit. Underfloor heating. Door to:-

CLOAKROOM: A spacious room with fitted WC and wash hand basin.

First Floor

LANDING: Linen cupboard, access to loft storage space and doors to:-

BEDROOM 1: Door to:-

ENSUITE: Fully tiled shower cubicle, heated towel rail, WC and wash hand basin.

BEDROOM 2: Overlooking the rear garden and with opening to:-

BEDROOM 3: Could be used as part of Bedroom 2 to form a playroom, living area, dressing room, etc.

BEDROOM 4: Overlooking the rear garden.

BEDROOM 5:

FAMILY BATHROOM: Bath with period style fittings and shower attachment. Heated towel rail, WC and wash hand basin.

Outside

A tarmacadam drive provides **OFF-ROAD PARKING** and in turn leads to:-

11 SHEERWATER CLOSE, BURY ST. EDMUNDS, SUFFOLK. IP32 7HR

GARAGE: Slightly smaller than average (measuring 12' x 8' approx.) but nonetheless well suited for a small car, motorbike or simply a store/workshop space.

The charming rear garden has an area of decking and terracing designed with entertaining/dining Alfresco in mind that opens onto an expanse of lawn bordered by colourful beds stocked with established trees and shrubs. The property has the benefit of an electric car charging point and external water tap.

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

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: D - £2,184.87 – 2025/26.

EPC RATING: Awaiting report.

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: ///landings.buying.hides.

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.



