



**7 Burrells Orchard,  
Westley, Suffolk.**

**DAVID  
BURR**







# 7 BURRELLS ORCHARD, WESTLEY, BURY ST. EDMUNDS, SUFFOLK. IP33 3TH

Westley is a small village conveniently located just two miles west of the Cathedral town of Bury St Edmunds and its wide range of amenities. The village provides easy access to the A14, east to Ipswich and the Suffolk Heritage Coast and west to Cambridge and the Midlands with Stansted airport only a 40-minute drive away. Westley has a church and active social club with a variety of village organised events, there is a village bus service to Bury St Edmunds and Newmarket. Ickworth Park Estate is less than a mile away for walking and family activities.

A spacious and particularly well-presented detached family home occupying a sought-after residential address on the outskirts of Bury St. Edmunds. The property is situated just a stones throw from the village Church and enjoys a spacious accommodation schedule in the region of 2300 sq.ft. with the added benefits of established mature gardens, parking for several cars, double garaging and scope for further extensions should any prospective purchaser wish to do so (subject to the relevant permissions). **In all about 0.31 acres. NO ONWARD CHAIN.**

## **A well-presented detached family home occupying a sought-after position in a cul-de-sac with mature gardens and versatile accommodation schedule.**

**ENTRANCE PORCH:** With door to:-

**RECEPTION HALL:** With stairs rising to first floor and door to:-

**SITTING ROOM:** A versatile reception room, dual aspect in nature with window to front aspect and glazed sliding doors to the terrace abutting the rear of the property. The focal point of the room is provided by the gas inset fireplace.

**DINING ROOM:** A flexible reception room located to the front of the property with a window overlooking the front gardens.

**AGA KITCHEN/BREAKFAST/LIVING ROOM:** A substantial space located to the rear of the property with beautiful views over the rear gardens, initially comprising a kitchen with a range of fitted appliances including an oven, hob with extractor over, one and half bowl stainless steel sink inset with drainer and mixer tap, gas **AGA**, space for a dishwasher and fridge/freezer. Fitted appliances are complemented by a range of fitted wall and base units with worksurfaces over and a large wall of storage before

extending to the living/dining area which is an comfortable space for informal dining and/or entertaining with a door leading to the:-

**UTILITY/BOOT ROOM:** Providing easy access for entering the property with pets as well as providing spaces for further white goods to include a washing machine, tumble dryer, further fridge/freezer as well as housing the gas-fired boiler, additional worksurface space and stainless-steel sink inset with drainer and mixer tap. Personnel door to garaging and door to:-

**SHOWER ROOM:** White suite comprising WC, hand wash basin and shower.

**CLOAKROOM:** With white suite comprising WC and hand wash basin with window to rear.

### **First Floor**

**SPACIOUS LANDING:** With window to rear aspect providing views over the rear gardens. Access to ample boarded loft storage with fitted loft ladder.

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**PRINCIPAL BEDROOM:** A substantial double bedroom with a wall of integrated wardrobes. Window to front aspect.

**BEDROOM 2:** A substantial double bedroom with window to rear.

**BEDROOM 3:** Double bedroom with window to rear.

**BEDROOM 4:** Double bedroom with window to front and a wall of integrated wardrobes with inset sink and dressing area.

**FAMILY BATHROOM:** White suite comprising WC, hand wash basin on a shelved storage unit, panel bath with shower attachment and shower screen.

## Outside

The property is situated towards the end of the cul-de-sac with a sweeping driveway providing **OFF-ROAD PARKING** and bisecting the formal lawn abutting the front elevation of the property before arriving at the:-

**DOUBLE GARAGE:** With dual doors to front, power and light connected.

The rear gardens are among the most impressive features of the property, predominantly laid to lawn and interspersed by a number of specimen shrubs and maturing trees. There is a substantial terrace abutting the rear of the property which is idyllic for Alfresco dining and entertaining while the tree coverage provides a good deal of privacy and screening. Incorporated within the grounds are a number of **STORAGE SHEDS** and the boundaries are clearly defined by 6ft fencing to all sides with lovely views of the village Church.

**In all about 0.31 acres.**

## AGENTS NOTE

Part of the garden is subject to Tree Preservation Orders – please ask the selling agent for further information.

**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: F - £3,127.67 – 2025/26.

**EPC RATING:** C.

**BROADBAND SPEED:** Up to 287 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:** ///announce.name.bookmark.

**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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## Burrells Orchard, Westley, Bury St. Edmunds, IP33

Approximate Area = 1750 sq ft / 162.5 sq m

Garage = 289 sq ft / 26.8 sq m

Total = 2039 sq ft / 189.3 sq m

For identification only - Not to scale





