



**47 Flemyng Road,
Bury St. Edmunds, Suffolk.**

**DAVID
BURR**

47 FLEMYNG ROAD, BURY ST. EDMUNDS, SUFFOLK. IP33 3UR

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 and much extended detached family home offering a generous accommodation schedule in a highly regarded residential address in Bury St. Edmunds. The versatile accommodation schedule is complemented by ample off-road parking and proportionate landscaped gardens with a purpose-built home office/workshop in the grounds. NO ONWARD CHAIN.

An extended detached family home in a highly regarded residential area of the Bury St. Edmunds with the added benefit of off-road parking.

ENTRANCE VESTIBULE: With door to:-

HALLWAY: With stairs rising to first floor and door to:-

SITTING ROOM: A versatile reception room with window to front aspect.

KITCHEN/BREAKFAST/LIVING ROOM: Undoubtedly forming the hub of the home with well-appointed wall and base units with worksurfaces over and integrated appliances to include butler sink inset with drainer and mixer tap, cooker with electric hob and extractor over, integral wine chiller, space for dishwasher, freestanding American style fridge/freezer and inset pantry. Dual aspect windows overlooking the rear gardens and open plan access leading to:-

DINING ROOM: With a 3m (9'8") set of bi-folding doors opening onto the terrace abutting the rear of the property, air conditioning and windows to the side. Near central to the room is a thick Quartz topped seating area with integral storage and spaces for informal dining and entertaining.

UTILITY ROOM/BOOT ROOM: With personnel access leading to the side of the property. Further spaces for white goods to include a washer/dryer and worksurfaces over.

CLOAKROOM: With white suite comprising WC, hand wash basin and frosted window to rear. Access to the:-

SNUG: A versatile conversion, currently used as a playroom. Window to front aspect.

First Floor

LANDING:

PRINCIPAL BEDROOM: A substantial double bedroom with window to rear aspect.

SHOWER ROOM: With white suite comprising WC, hand wash basin, walk-in shower and frosted window to rear.

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

BEDROOM 3: A large bedroom with window to front aspect.

BEDROOM 4: Currently used as a dressing room with window to front aspect.

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FAMILY BATHROOM: With white suite comprising WC, hand wash basin, panelled bath with frosted window to rear.

Outside

The property is accessed via a drop kerb leading to a block paved driveway with **OFF-ROAD PARKING** for a number of vehicles.

The gardens are a particular delight having been landscaped with a substantial terrace immediately abutting the rear of the property, idyllic for Al-fresco dining and entertaining. There is a large area of artificial grass with a purpose built:-

OFFICE/STUDIO: With a glazed frontage and double doors.

To the side of the studio is a covered entertaining area, ideal for dining or fitting a hot tub, etc.

SERVICES: Main electricity, water and drainage 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 - £2,184.87 (2025/26).

EPC RATING: Awaiting report.

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

MOBILE COVERAGE: EE, 02, Three and Vodafone – outdoors, good. (source Ofcom).

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WHAT3WORDS: ///mess.heaven.tailed.

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

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