



**3 Fiske Close,  
Bury St. Edmunds, Suffolk.**

**DAVID  
BURR**



# 3 FISKE CLOSE, BURY ST. EDMUNDS, SUFFOLK. IP32 7LX

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 well-presented detached family home offering a flexible accommodation schedule in a highly regarded part of Bury St. Edmunds with the added benefit of generous rear gardens, off-road parking and garaging. **NO ONWARD CHAIN.**

## A spacious and well-presented detached family home in an established leafy setting.

**ENTRANCE HALL:** With stairs rising to first floor and access to the principal rooms on the ground floor with door to:-

**SITTING ROOM:** The focal point is provided by the inset fireplace with stone hearth and surround. Large window to front aspect with internal bi-folding doors opening to the:-

**DINING ROOM:** Currently used as a play room with ample space for formal dining and entertaining and sliding doors leading to the terrace abutting the rear of the property. Door to:-

**KITCHEN/BREAKFAST/LIVING ROOM:** Undoubtedly forming the hub of the home with a range of matching wall and base units and worksurfaces over initially comprising a one and a half bowl stainless steel sink inset with drainer and mixer tap over. Electric induction hob with extractor above. Integral Zanussi oven and spaces for further white goods to include an American style fridge/freezer and dishwasher. The kitchen is tastefully divided to provide a separation between preparation space and dining space with an island near central to the room and access leading to the **BREAKFAST/LIVING/ENTERTAINING area** with French style double doors opening on to the terrace abutting the rear of the property. In addition, there is a **Utility Cupboard:** with space for washer/dryer.

**CLOAKROOM:** With white suite comprising WC, hand wash basin and frosted window to front aspect.

### First Floor

**LANDING:** With airing cupboard housing boiler.

**PRINCIPAL BEDROOM:** A spacious double bedroom with a wall of fitted wardrobes. Window to front aspect and door to:-

**ENSUITE:** Corner shower, WC and hand wash basin with storage under. Frosted window to front aspect.

**BEDROOM 2:** A double bedroom with dual aspect windows to rear.

**BEDROOM 3:** Double bedroom with integrated storage and window to front.

**BEDROOM 4:** Double bedroom with window to rear aspect.

**BEDROOM 5:** Window to rear.

**FAMILY BATHROOM:** With white suite comprising WC, hand wash basin, panelled bath and fitted vanity/storage units.

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## Outside

The property enjoys a discreet setting in a cul-de-sac of only 2 properties with an attractive frontage, largely laid to lawn and home to a couple of specimen trees. The outlook to the front elevation is that of mature greenery with **OFF-ROAD PARKING** for a number of vehicles and vehicular access to the:-

**GARAGE:** With up and over door to front.

The rear gardens are well proportioned, predominantly laid to lawn with a terrace abutting the rear of the property and established borders which are home to a variety of trees and shrubs, of which there are productive apple trees.

**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: E - £2,670.40 – 2025/26,

**EPC RATING:** D.

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

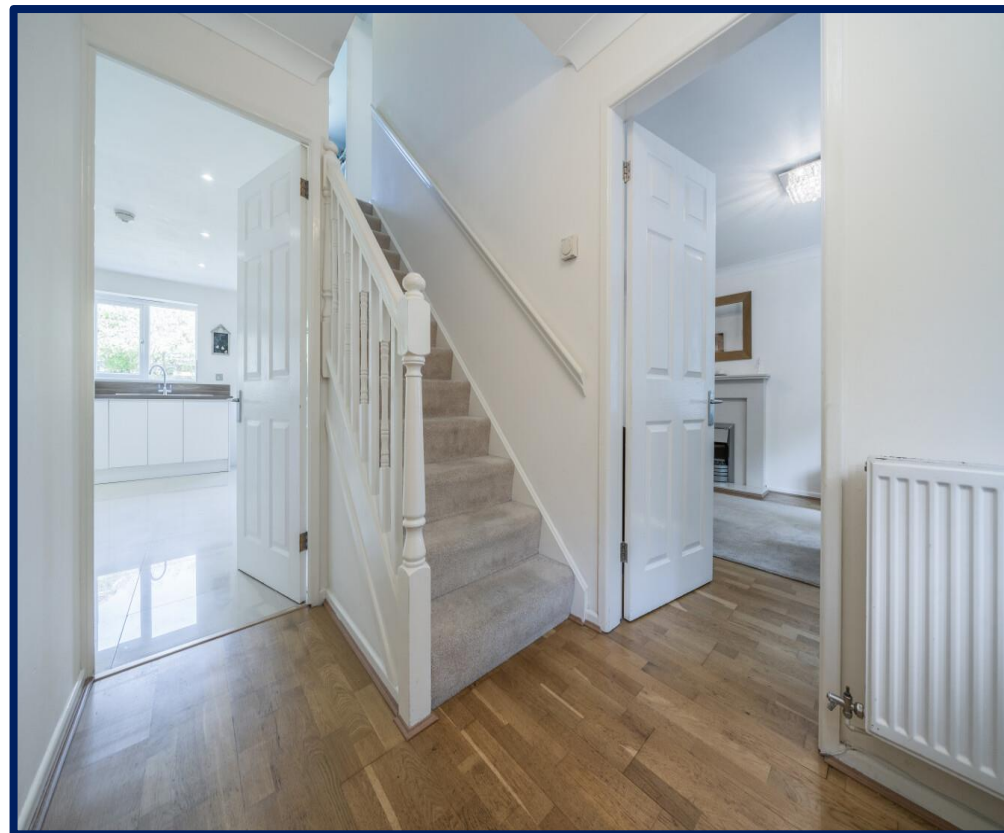
**MOBILE COVERAGE:** EE, 02, Three and Vodafone – outdoors, good (source Ofcom).

**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:** ///resembles.moment.curious.

**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.



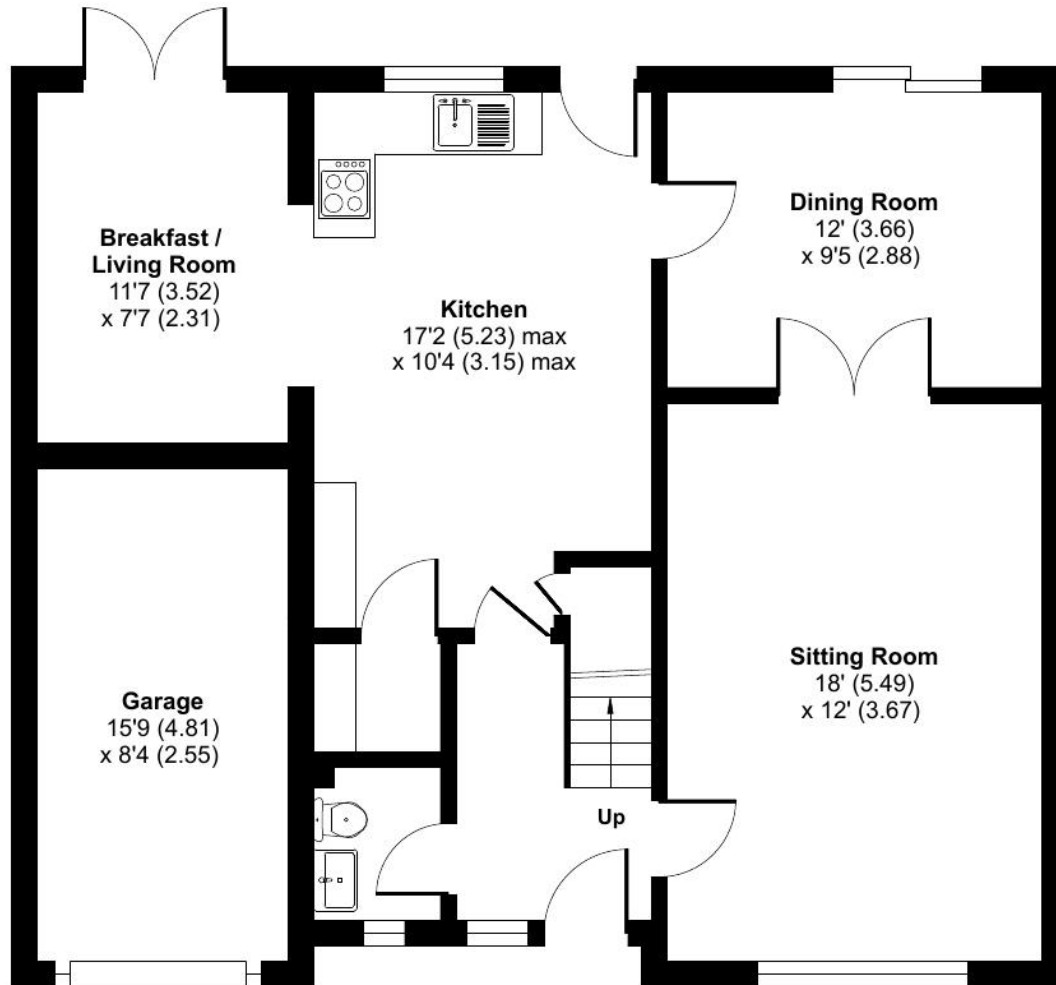
# Fiske Close, Bury St. Edmunds, IP32

Approximate Area = 1605 sq ft / 149.1 sq m

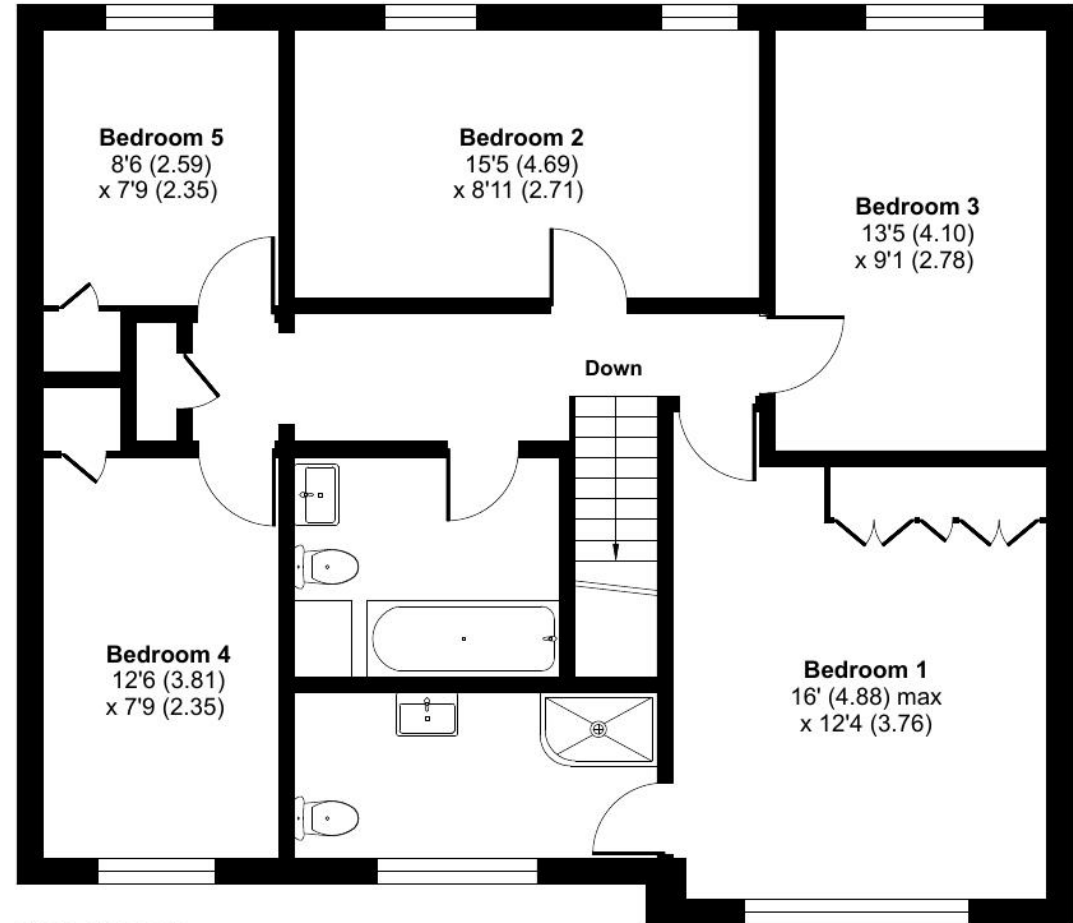
Garage = 123 sq ft / 11.4 sq m

Total = 1728 sq ft / 160.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

