



**Snowberry,
Westley, Bury St. Edmunds, Suffolk.**

**DAVID
BURR**

SNOWBERRY, OLD CHURCH LANE, WESTLEY, SUFFOLK. IP33 3TJ

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 event, there is a village bus service to Bury St Edmunds and Newmarket and Ickworth Park Estate is less than a mile away for walking and family activities.

A spacious detached family home occupying a prominent position within this well-regarded Suffolk village with added benefits to include double garaging, off-road parking and proportionate gardens.

A spacious detached family home in this highly regarded Suffolk village within easy reach of Bury St. Edmunds.

ENTRANCE HALL: A welcoming space with an L-shaped configuration, stairs rising to first floor and door to:-

KITCHEN: Fitted with a range of matching wall and base units and a variety of integrated white goods and appliances as well as an inset sink and drainer. With open plan access leading to the:-

DINING ROOM: Window to side aspect and double doors lead to the:-

SITTING ROOM: A substantial reception space, perfectly equipped for entertaining on a large scale with window to side aspect and double doors opening through to the:-

CONSERVATORY: Providing panoramic views with double doors to south facing rear garden.

UTILITY ROOM: With further base units and also offering spaces for additional white goods with inset sink and drainer, boiler and door to the garaging.

CLOAKROOM: With white suite comprising WC and hand wash basin.

First Floor

LANDING: Door to:-

PRINCIPAL BEDROOM: A substantial double bedroom with window to side aspect and:-

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

BEDROOM 2: Double bedroom with window to rear.

BEDROOM 3: Double bedroom with window to side.

BEDROOM 4: Window to rear aspect.

FAMILY BATHROOM: Suite comprising WC, hand wash basin and panel bath.

Outside

The property occupies proportionate grounds with a shared vehicular access to the front providing **OFF-ROAD PARKING** for a number of vehicles and access to the:-

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DOUBLE GARAGE: Larger than average size with dual up and over doors opening to the front elevation, power and light connected with personnel door leading to the rear.

There is a gate to the side of the property and boundaries are clearly defined by fencing for the most part.

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

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: E - £2,646.49 – 2025/26.

EPC RATING: D.

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

MOBILE COVERAGE: EE, Three 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: ///mankind.clays.rocks.

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.

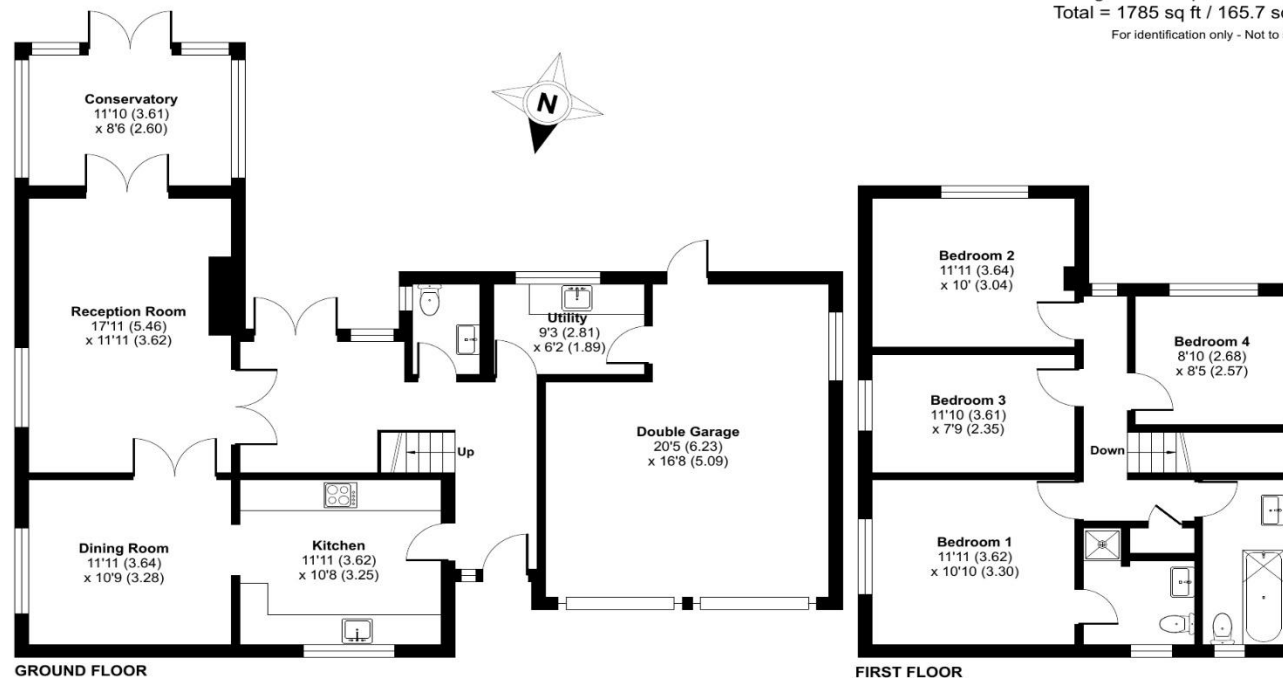
Snowberry, Old Church Lane, Westley, Bury St. Edmunds, IP33

Approximate Area = 1484 sq ft / 137.8 sq m

Garage = 301 sq ft / 27.9 sq m

Total = 1785 sq ft / 165.7 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). © nichecom 2025. Produced for David Burr Ltd. REF: 1358956

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

