



**4 Barwick Avenue,
Bury St. Edmunds, Suffolk.**

**DAVID
BURR**

4 BARWICK AVENUE, BURY ST. EDMUNDS, SUFFOLK. IP32 6TW

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 particularly spacious and well-presented 2 double bedroomed (1-ensuite) property on the ever-popular Marham Park development with the added benefit of off-road parking and convenient access to surrounding amenities including the Bury St. Edmunds town centre and David Lloyd Health Club. The property is more akin to the size of a 3-bedroom property and as such the room sizes are particularly generous.

A well-presented semi-detached 2-bedroom property with off-road parking and enclosed garden.

ENTRANCE HALL: Stairs rising to first floor and door to:-

SITTING ROOM: Window to front aspect and door to:-

KITCHEN: Fitted with a range of matching wall and base units. Integrated appliances to include sink inset with drainer and mixer tap over, hob with extractor above, fridge/freezer, dishwasher and French style double doors opening onto the terrace abutting the rear of the property. There is ample space for dining and entertaining with a recessed **Utility Area** towards the rearmost part of the property.

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

First Floor

LANDING: Door to:-

PRINCIPAL BEDROOM: A spacious double bedroom with window to front aspect.

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

BEDROOM 2: Double bedroom with window to rear.

FAMILY BATHROOM: With white suite comprising WC, hand wash basin and panel bath with shower attachment over.

Outside

The property has 2 allocated **OFF-ROAD PARKING** spaces and is situated toward the end of a private no-through road. The rear gardens are predominantly laid to lawn with personnel access to the side and a terrace abutting the rear of the property.

AGENTS NOTE

We understand that the property is situated on an unadopted road that is privately maintained and managed by First Port – approximately £95.00 p.a.

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

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LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: B - £1,699.34 – 2025/26.

EPC RATING: B.

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

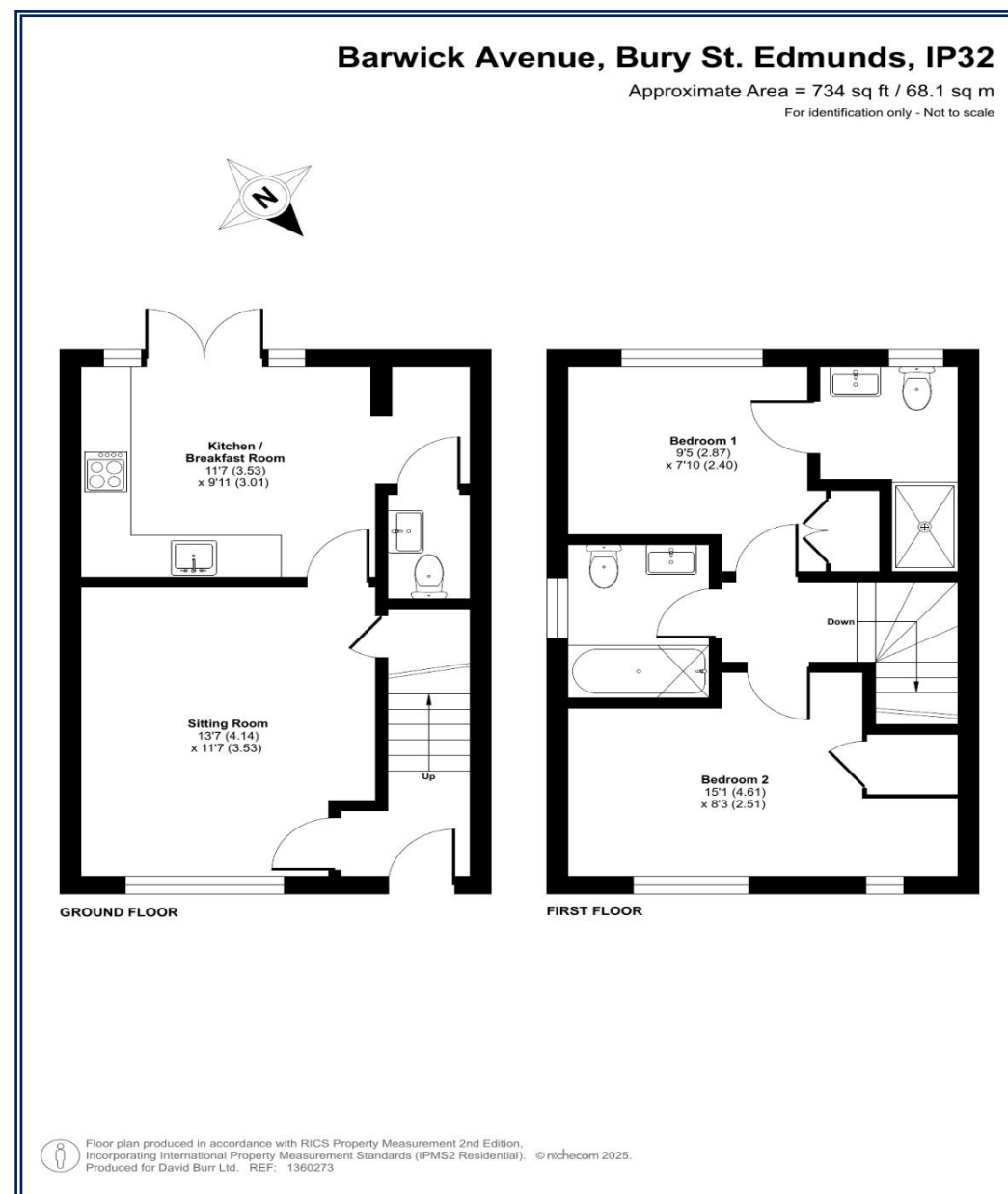
MOBILE COVERAGE: 02 and Vodafone - good outdoor and in-home.

EE and Three – good outdoor. (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: ///chucks.nurtures.hires.

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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Newmarket 01638 669035 Long Melford 01787 883144 London 020 78390888 Linton & Villages 01440 784346

