



**137 York Road,
Bury St. Edmunds, Suffolk.**

**DAVID
BURR**

137 YORK ROAD, BURY ST. EDMUNDS, SUFFOLK. IP33 3EE

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.

This spacious semi-detached period house retains many of its original features with high ceilings, fireplaces and sash windows. It is fair to suggest that the property requires a degree of updating/modernisation but is nonetheless complemented by off-road parking and a particularly large garden.

A charming semi-detached town house with off-road parking and a large garden.

ENTRANCE PORCH: Exposed brickwork, quarry tiled floor, central door with pretty coloured leaded glass window opening to:-

ENTRANCE HALL: A spacious inviting area with a high ceiling, useful storage cupboard, staircase off and doors to:-

DRAWING ROOM: A light room with a large bay window and high ceiling. Open fireplace with tiled slips, hearth and moulded surround.

DINING/SITTING ROOM: A versatile space with views over the rear garden and double doors providing access. Open fireplace with inset coal effect gas fire, tiled slips, hearth and moulded wood surround.

KITCHEN/BREAKFAST ROOM: Finished with a range of matching units and worktops incorporating a breakfast bar, single drainer sink unit. Plumbing for washing machine, space/point for electric/gas cooker. Large shelved walk-in **PANTRY** cupboard.

Rear Hall: Door to side garden, large walk-in shelved storage cupboard and door to:-

CLOAKROOM: Fitted WC.

First Floor

LANDING: Large shelved linen cupboard and doors to:-

BEDROOM 1: A light room with a large sash window, high ceiling and built-in double wardrobe with storage over. Picture rail and deep skirting.

BEDROOM 2: With a high ceiling, picture rail, fireplace (currently sealed) and a large sash window provides a view over the rear garden.

BEDROOM 3: Large sash window providing a view of the street-scene below. Picture rail.

FAMILY BATHROOM: A spacious room with enamel bath that includes a separate shower over and side screen. WC and wash hand basin. Access to loft storage space.

Outside

To the front of the property is a drive providing **OFF-ROAD PARKING** bordered by a further expanse of lawn that could be utilised to create further parking if required.

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The rear garden is one of the property's most attractive features, generous in size and incorporating a large open expanse of lawn bordered by established rose bushes, fruit trees and complemented further by a large **WORKSHOP**, former vegetable garden, etc.

AGENTS NOTE

The property is located within a conservation area.

NO ONWARD CHAIN.

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: D - £2,184.87 – 2025/26.

EPC RATING: Awaiting report.

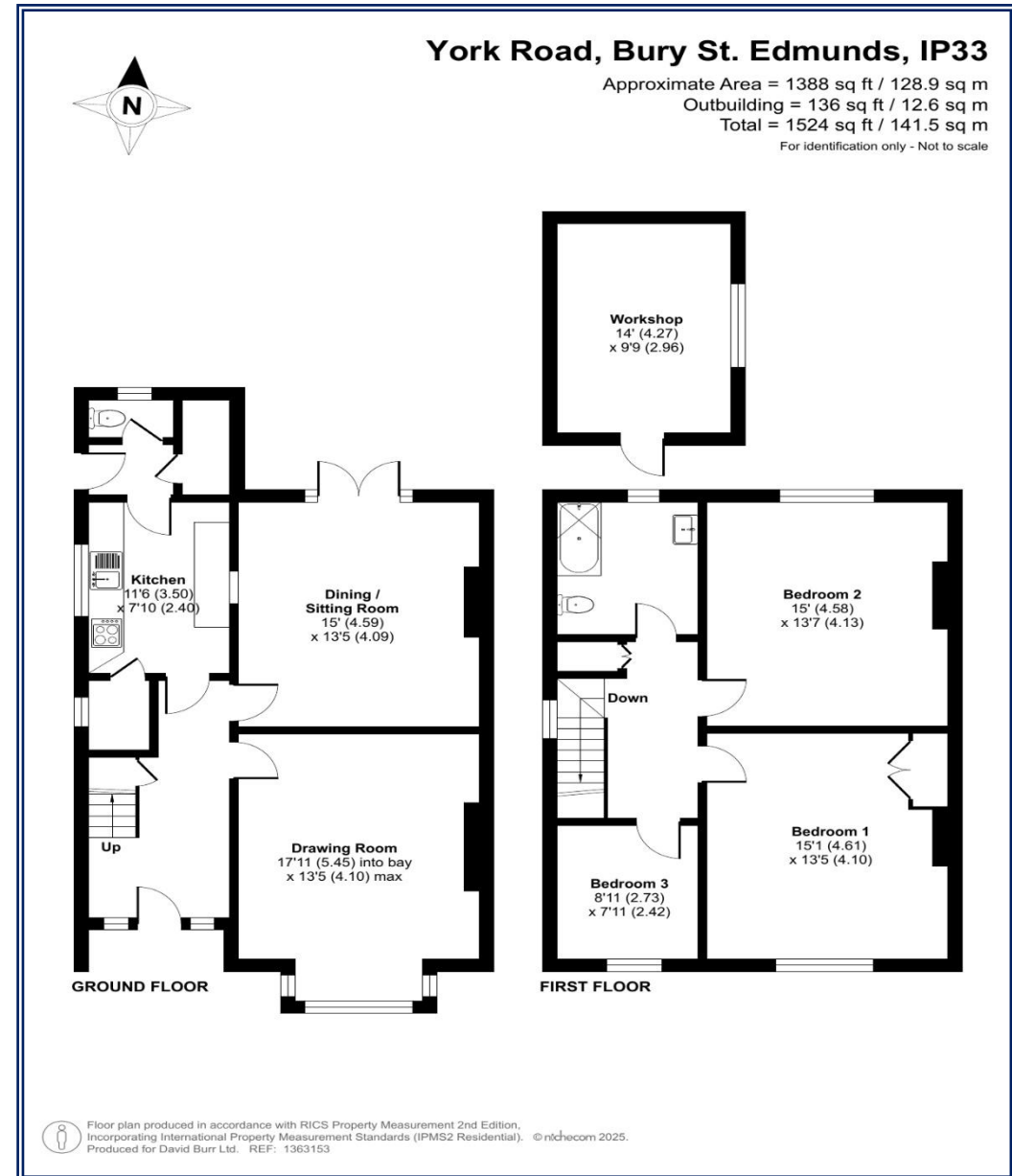
BROADBAND SPEED: Up to 1800 Mbps (source Ofcom).

MOBILE COVERAGE: EE, Three and Vodafone – good outdoor and in-home. 02 – 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: ///stowing.sediment.playful.

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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