



**York House, 41 Corsbie Close,
Bury St. Edmunds, Suffolk.**

**DAVID
BURR**



YORK HOUSE, 41 CORSBIE CLOSE, BURY ST. EDMUNDS, SUFFOLK. IP33 3ST

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 charming 3-storey town house offers considerable versatility and is well placed for amenities. The property has an elegant façade with the added benefit of off-road parking, garage, workshop and garden. **NO ONWARD CHAIN.**

A splendid town house with an elegant façade, garage, parking and garden.

ENTRANCE HALL: An elegant inviting area with a high ceiling, fitted barrier matting, large cloaks/storage cupboard, staircase to first floor and doors with period style architraving opening to:-

SITTING/DINING ROOM: High ceiling, coving and double doors opening to the garden. Fireplace with an attractive stone surround and hearth.

KITCHEN/BREAKFAST ROOM: Divided into 2 distinct areas with a tiled floor running throughout and the kitchen area being finished with an extensive range of attractive matching modern units and worktops incorporating a single drainer sink unit with vegetable drainer and mixer tap over. Integrated double oven, 4-ring hob and extractor fan over. Plumbing for washing machine and dishwasher. Space for full height fridge/freezer.

CLOAKROOM: Fitted WC and wash hand basin.

First Floor

LANDING: Shelved linen cupboard, staircase to second floor and doors to:-

PRINCIPAL SUITE: With a roofscape view, built in double wardrobe and door to:-

ENSUITE: Fully tiled shower cubicle, bath with period style fittings and shower attachment, WC and wash hand basin.

BEDROOM 3: Built in double wardrobe and view over the rear garden.

BEDROOM 5: Overlooking the rear garden.

FAMILY BATHROOM: Finished with a large fully tiled shower cubicle, bath with period style fittings and shower attachment, WC and wash hand basin.

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Second Floor

LANDING: Roofscape view with trees beyond, access to loft storage space and doors to:-

BEDROOM 2: A versatile space that has previously been used as a reception room. Enjoying an interesting roofscape view taking in charming period cottages and the spire of St. Peters Church. Storage cupboard.

BEDROOM 4: Roofscape view.

BATHROOM: Finished with a large corner bath that includes period style fittings and shower attachment, WC and wash hand basin.

Outside

The property has the benefit of **OFF-ROAD PARKING** and a:-

GARAGE: With up and over door.

WORKSHOP: Power connected.

The rear garden is one of the property's most attractive features, cleverly landscaped with low maintenance in mind yet incorporating a variety of established trees, shrubs, lavender and various other plants planted around terracing designed with entertaining/dining Alfresco in mind.

AGENTS NOTES

We understand that there is an annual charge in the region of £500.00 towards management/maintenance of communal areas.

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: F - £3,155.92 – 2025/26.

EPC RATING: C.

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

MOBILE COVERAGE: EE – good outdoor and in-home. Three – good outdoor, variable in-home. 02 and Vodafone – good outdoor. (source Ofcom).

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WHAT3WORDS: ///simulations.spruced.cobbles.

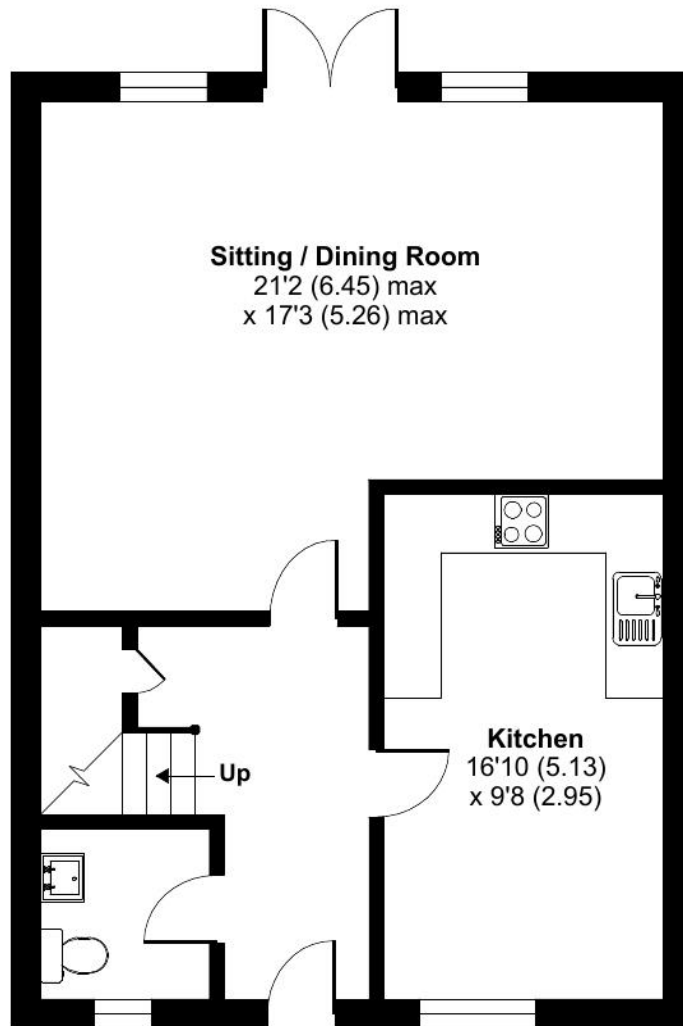
VIEWING: Strictly by prior appointment only through DAVID BURR Bury St Edmunds 01284 725525.

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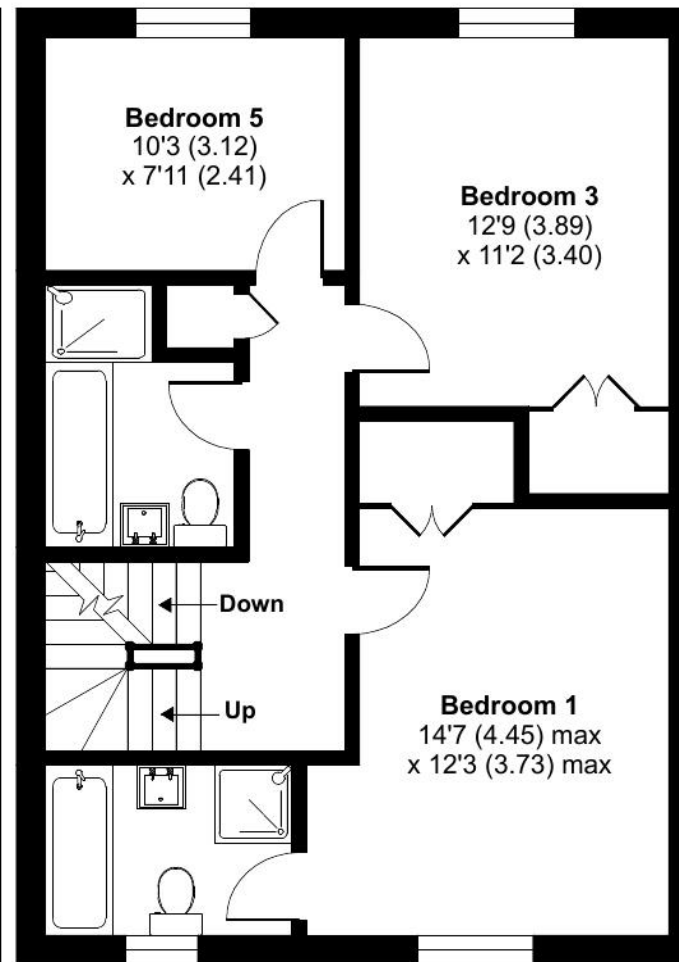
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Approximate Area = 1983 sq ft / 184.2 sq m

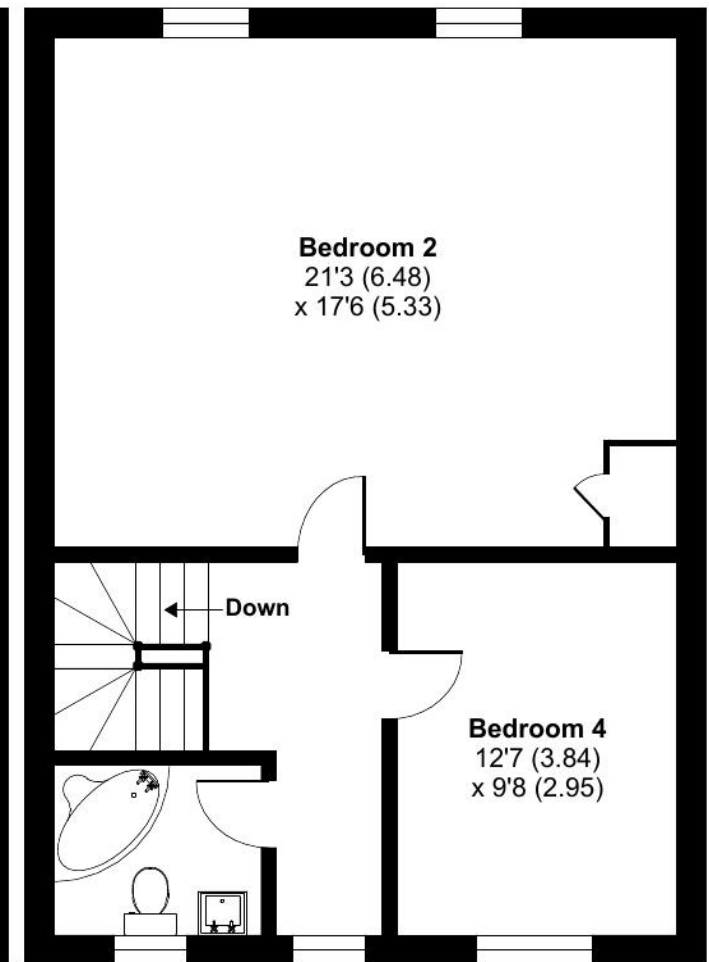
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

