



**3 Olsen Road,  
Bury St. Edmunds, Suffolk.**

**DAVID  
BURR**



# 3 OLSEN ROAD, BURY ST. EDMUNDS, SUFFOLK. IP32 7QN

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 exceptionally well-presented detached house benefits from many upgrades and a high specification with quality fittings throughout and a particularly impressive landscaped garden. Further benefits include a garage and ample parking.

## **An exceptionally well-presented detached house with off-road parking, garage and landscaped garden – available mid-January onwards**

**ENTRANCE HALL:** A light inviting area with an attractive Karndean floor running throughout, useful storage cupboard, understairs recess, large storage cupboard and doors to:-

**SITTING ROOM:** A light room with a Karndean floor and fitted custom built window shutters.

**KITCHEN/DINING/LIVING ROOM:** With double doors opening on to the rear garden from the living area. The kitchen/dining area has an extensive range of attractive fitted modern units incorporating deep pan drawers, integrated fridge/freezer, dishwasher, electric double oven and 4-ring gas hob with extractor fan over. Door to:-

**UTILITY ROOM:** A useful area with further fitted storage cupboards, display shelving and integrated washing machine.

**CLOAKROOM:** Attractive Karndean flooring, WC and wash hand basin.

### **First Floor**

**LANDING:** A spacious area with access to loft storage space and doors to:-

**PRINCIPAL BEDROOM:** Views over the wildlife area with roof-tops beyond. Air conditioning unit and large part-mirror fronted built-in wardrobes and door to:-

**ENSUITE:** Finished with a Karndean floor, large tiled shower cubicle, WC and wash hand basin.

**BEDROOM 2:** View over the rear garden.

**BEDROOM 3:** Overlooking the garden and finished with large built-in wardrobes.

**BEDROOM 4:** Overlooking the wildlife area.

**FAMILY BATHROOM:** Attractively tiled and finished with a bath that includes a shower attachment and side screen, WC and wash hand basin. Karndean floor.

### **Outside**

A drive provides ample **OFF-ROAD PARKING** for 2 vehicles and the benefit of an **electric car charging point**, this in turn leads to:-

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**GARAGE:** With up and over door, light and power connected and personnel door to side.

The rear garden is one of the property's most attractive features and the subject of an extensive programme of works to include well-placed terraces, integrated firepit complete with benches and complemented by raised planters, established trees, clever lighting and a water feature. There is an external water tap and power point.

**PRICE: £2,100 per calendar month.**

**TENURE:** A holding deposit of one week's rent will be required to process an application for a tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover. Fees may be charged for late payment of rent, mislaid keys, etc.

**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:** B.

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

**MOBILE COVERAGE:** 02 and Vodafone – good outdoor, variable 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:** ///butchers.arose.committed.

**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.





