



**4 Manderville Road,
Bury St. Edmunds, Suffolk.**

DAVID
BURR

4 MANDERVILLE ROAD, BURY ST. EDMUNDS, SUFFOLK. IP33 2JB

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 bungalow has been the subject of much improvement/alteration during the current owner's tenure and now provides light, well-proportioned accommodation in a location well placed for countryside walks, a regular bus service and amenities only a short walk away. Further benefits include a garage, parking and charming gardens.

An exceptionally well-presented detached bungalow with charming gardens, a garage and off-road parking.

ENTRANCE HALL: A spacious inviting area with opening to:-

SITTING ROOM: A light room with a picture window overlooking the front garden with a Greensward beyond. A wood block laminate floor runs throughout and set on a stone hearth is a Danish self-regulating log burning stove. Wood store to side.

Inner Hall: Useful recessed seating area with storage below and cloaks hanging area above. Access to loft storage space, useful storage cupboard housing the hot water tank and door to:-

KITCHEN/DINING ROOM: Cleverly designed with double doors opening onto the rear garden from the dining area. The extensive range of attractive matching modern units is finished with fluted columns and oak worktops. Neff electric oven, Neff induction hob and separate Siemens microwave. Large enamel sink with Quooker tap. Space for full height fridge/freezer and plumbing for washing machine. Neff dishwasher.

BEDROOM 1: A spacious room with extensive fitted part-mirror fronted wardrobes and views over the garden.

BEDROOM 2: Overlooking the rear garden.

BEDROOM 3: A versatile space with good natural light and currently utilised as a play room with potential to be an office, snug, etc.

SHOWER ROOM: With a large fully tiled shower cubicle, attractive tiling throughout, WC, heated towel rail and twin sinks set in a Corian worktop with storage below.

Outside

A drive provides **OFF-ROAD PARKING** for 2 vehicles and in turn leads to:-

SINGLE GARAGE: With electric up and over door, light and power connected.

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The partly walled gardens are one of the property's most attractive features, finished in a wrap-a-round style with expanses of lawn and established hedging. Newly erected **SUMMER HOUSE** with French doors.

SERVICES: Main water, drainage and electricity are connected. Gas fired heating to radiators. **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: C.

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

MOBILE COVERAGE: EE, Three and Vodafone – good outdoor and in-home (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: //redeeming.bluff.depend.

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

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