



**20 Malam Road,  
Bury St. Edmunds, Suffolk.**

**DAVID  
BURR**





# 20 MALAM ROAD, BURY ST. EDMUNDS, SUFFOLK. IP33 3GF

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 3-storey town house overlooking a pretty greensward with the added benefit of off-road parking and garaging in a sought-after town centre location.

## A stunning 3-storey town house overlooking a pretty greensward in the Bury St. Edmunds town.

**ENTRANCE HALL:** With stairs rising to first floor and door to:-

**KITCHEN/BREAKFAST/LIVING ROOM:** A well-appointed open plan space with the kitchen comprising a range of matching wall and base units with worksurfaces over as well as a number of integrated appliances. There is ample space for informal dining and entertaining located towards the rearmost part of the room with bi-fold doors leading to the terrace abutting the rear of the property and providing views over the attractive rear gardens. There is a personnel door leading to the garage.

**UTILITY ROOM/CLOAKROOM:** Accessed via the entrance hall and comprising a white suite with WC, hand wash basin with electric touch operated multi-function tap over. Spaces for white goods including a washer/dryer.

### First Floor

**LANDING:**

**SITTING ROOM:** A beautifully proportioned dual aspect reception room with views to front and rear and Juliette balcony.

**BEDROOM 1:** A stunning principal bedroom with dual aspect windows to rear and fitted wardrobes. Door to:-

**ENSUITE:** With white suite comprising WC, hand wash basin with touch operated multi-function mixer tap over and storage cupboard. Walk-in shower with drencher shower comprising body and head jets. Heated towel rail.

### Second Floor

**LANDING:** With door to:-

**BEDROOM 2:** A substantial double bedroom with ample space for freestanding storage and views over the greensward.

**BEDROOM 3:** A spacious double bedroom with window to rear.

**BEDROOM 4:** Window to front aspect.

**FAMILY BATHROOM:** Well-appointed with suite comprising WC, hand wash basin and electric touch operated mixer tap over. Panelled bath with electronically operated drencher style shower head and glass shower screen. Heated towel rail and storage cupboard.



# 20 MALAM ROAD, BURY ST. EDMUNDS, SUFFOLK. IP33 3GF

## Outside

The property is approached via a private 'residents only' cul-de-sac and is found after a short while on the right-hand side. A block paved driveway provides **OFF-ROAD PARKING** for a number of vehicles as well as providing vehicular access to the:-

**GARAGE:** With door to front and having been divided to create a **workshop** and storage space with insulated heat saving curtain separating the two spaces with a personnel door leading to the kitchen/breakfast/living room.

The rear gardens are a particular delight, larger than one might expect for a property of this ilk, predominantly laid to lawn with a terraced abutting the rear of the property and boundaries defined by fencing.

## AGENTS NOTE

The property is located on an unadopted road and subject to a twice-yearly contribution for maintenance – for further information please speak to the selling agent.

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

**LOCAL AUTHORITY:** West Suffolk Council: 01284 763233. Council Tax Band: E - £2,670.40 – 2025/26.

**EPC RATING:** B.

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

**MOBILE COVERAGE:** EE, Three and Vodafone – good outdoor variable 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:** ///swipes.blemishes.snippet.

**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.



Bury St Edmunds 01284 725525   Leavenheath 01206 263007   Clare 01787 277811   Castle Hedingham 01787 463404   Woolpit 01359 245245

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

# 20 MALAM ROAD, BURY ST. EDMUNDS, SUFFOLK. IP33 3GF



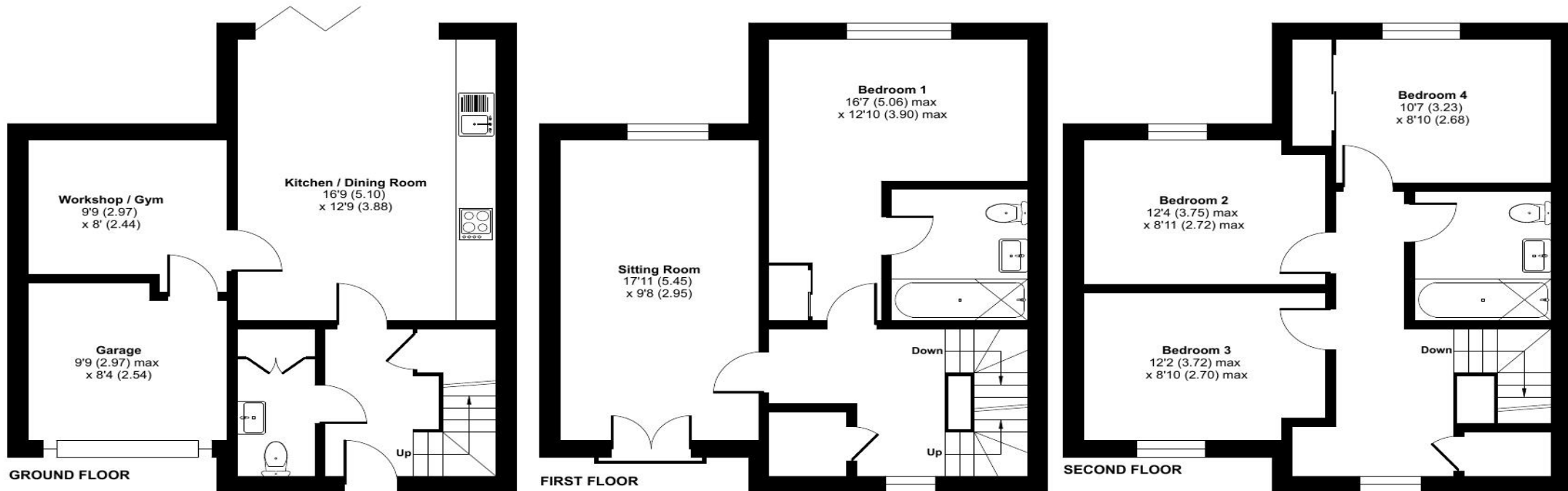
## Malam Road, Bury St. Edmunds, IP33

Approximate Area = 1445 sq ft / 134.2 sq m

Garage = 88 sq ft / 8.1 sq m

Total = 1533 sq ft / 142.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for David Burr Ltd. REF: 1404590

Bury St Edmunds 01284 725525   Leavenheath 01206 263007   Clare 01787 277811   Castle Hedingham 01787 463404   Woolpit 01359 245245

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



