



**62 Westgate Street,
Bury St. Edmunds, Suffolk.**

**DAVID
BURR**



62 WESTGATE STREET, BURY ST. EDMUNDS, SUFFOLK. IP33 1QG

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 exceptional Grade II Listed town house occupies a lovely position in the medieval grid and offers versatile accommodation that would suit a range of different lifestyles. The property is well placed for amenities in one direction and countryside walks in the other. Further benefits include a garage and charming low-maintenance garden.

A splendid Grade II listed town house forming part of a sympathetically converted former Maltings.

ENTRANCE HALL: An inviting area with 17ft high ceiling and galleried landing above.

Inner Hall: Incorporating barrier matting and opening to the main central:-

HALLWAY: With attractive flooring running throughout, large storage cupboard and double doors opening to:-

DRAWING ROOM: With a wall of glass incorporating a door opening onto terracing and the garden beyond. Fitted barrier matting, cornicing and large opening to:-

DINING/LIVING ROOM: A particularly well-planned area designed with entertaining in mind and incorporating a sash window, cornicing and door to:-

KITCHEN/BREAKFAST ROOM: Finished with an extensive range of modern units with thick Granite worktops that incorporate a single drainer sink unit, vegetable drainer and mixer tap over, separate drinking water tap. There is space/point for large gas range with fitted extractor hood over. Space/point for an American style fridge/freezer. Integrated dishwasher.

CLOAKROOM: Fitted WC and wash hand basin.

First Floor

GALLERIED LANDING: With cornicing and a view of the hall below, staircase to second floor. Doors to:-

BEDROOM : A light room with a view over the rear garden.

BEDROOM : Decorative cornicing.

BEDROOM : A light room with a double aspect incorporating a view of the 'street scene' below. Currently utilised as a snug and offering potential to be another bedroom, study, etc. Decorative cornicing.

BATHROOM: Bath with separate shower over and side screen. Heated towel rail, WC and wash hand basin.

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Second Floor

LANDING: A spacious area with impressive oak ceiling beam. Access to loft storage space, large double linen cupboard and doors to:-

PRINCIPAL BEDROOM: A light room enjoying views over the rear garden.

ENSUITE: With a particularly large shower cubicle, heated towel rail, attractive floor tiling, WC and wash hand basin with storage below.

BEDROOM/DRESSING ROOM: Currently utilised as a dressing room off of the principal bedroom. Exposed beams.

BEDROOM : An impressive ceiling beam.

BATHROOM: Bath with attractive tiling, shower over and side screen. Heated towel rail, WC and wash hand basin.

Outside

The rear garden is one of the property's most attractive features, designed with low maintenance in mind to include a brick paviour terrace running throughout and complemented by a panel of brick and flint to the rear. External lighting and access to:-

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

AGENTS NOTES

The property is Grade II Listed and within a conservation area.

SERVICES: Main water, drainage and electricity are connected. Water softener. 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: G - £3,641.45 – 2025/26.

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

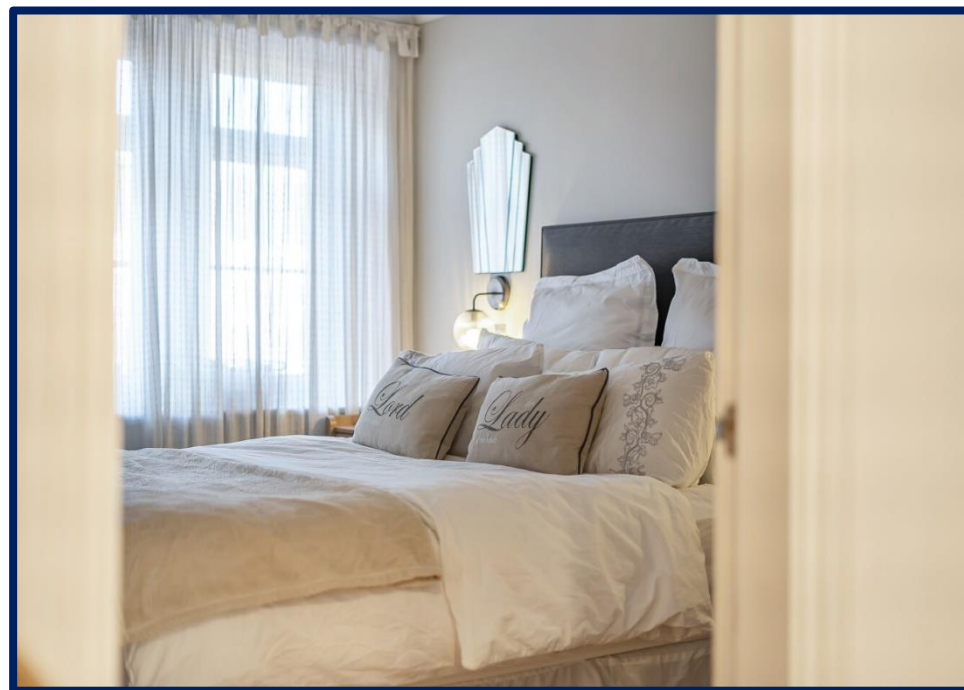
MOBILE COVERAGE: EE, 02, Three and Vodafone – good outdoor, variable in-home (source Ofcom).

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WHAT3WORDS: ///listening.swoop.shed.

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.



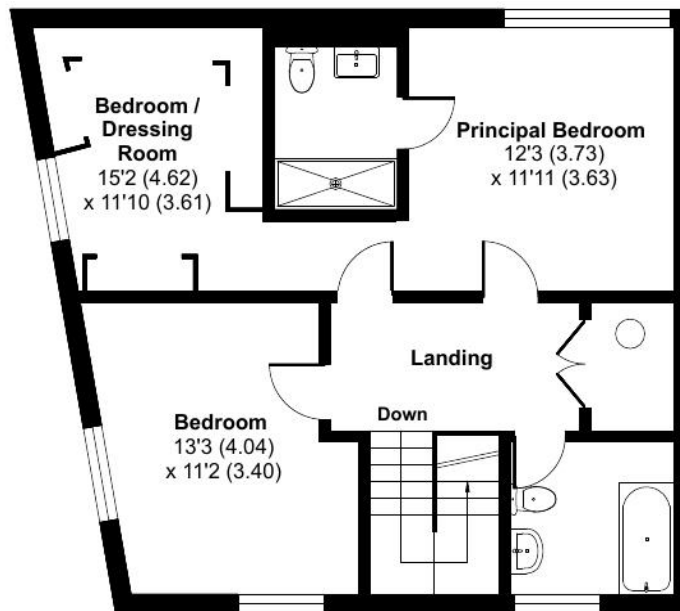
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Approximate Area = 1981 sq ft / 184 sq m (excludes void)

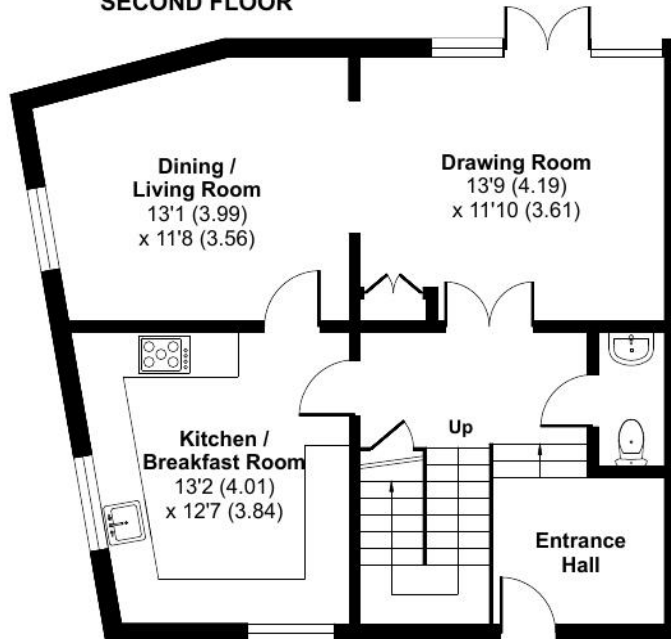
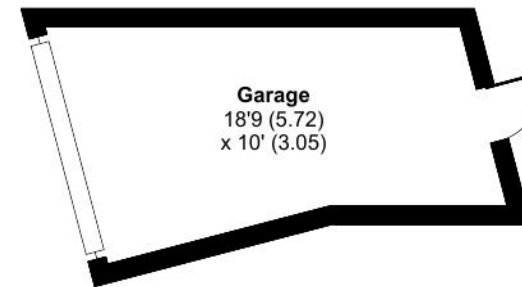
Garage = 170 sq ft / 15.8 sq m

Total = 2151 sq ft / 199.8 sq m

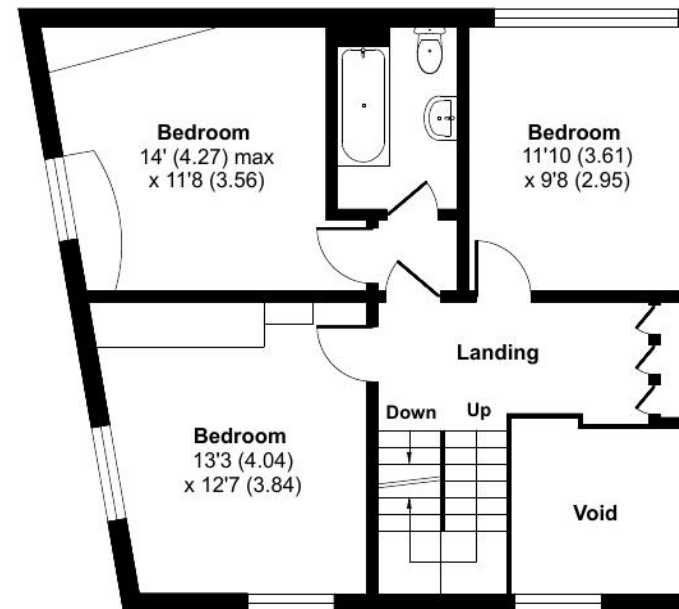
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SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



