



**24 Daisy Avenue,
Suffolk.**

**DAVID
BURR**



24 DAISY AVENUE, BURY ST. EDMUNDS, SUFFOLK. IP32 7PH

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 house occupies a lovely position a short walk from amenities, schooling, play areas, etc. The well-planned layout over 3-floors offers considerable versatility and is further complemented by a garage, parking and charming garden.

An elegant 3-storey house with well-presented versatile accommodation.

ENTRANCE HALL: A spacious inviting area with a high ceiling, staircase off, storage cupboard and large cloaks cupboard with fitted hanging rail and shelving.

SITTING ROOM: Enjoying a view over the front garden and the small greensward beyond. Fireplace with inset coal effect gas fire, attractive carved marble surround and hearth. Sliding doors open to:-

DINING/LIVING ROOM: A lovely light addition with walls of glass providing views over the garden and incorporating double doors opening onto terracing. Extensive hand-built book/display shelving with storage below. Ideally located as a day room given the 7ft wide bi-folding doors which link with the:-

KITCHEN/BREAKFAST ROOM: Finished with an extensive range of attractive matching modern units and worktops incorporating a single drainer sink unit with mixer tap over. Large breakfast bar with integrated appliances including dishwasher, Neff microwave and full height fridge/freezer. Space for electric/gas range with fitted extractor hood over. Door to:-

UTILITY ROOM: A useful room with extensive matching storage units and complemented by granite style worktops with inset single drainer sink

unit and mixer tap over. Plumbing for washing machine and space for tumble dryer. Door to garden.

CLOAKROOM: Fitted WC and wash hand basin.

First Floor

LANDING: Linen cupboard and doors to:-

PRINCIPAL BEDROOM: A splendid principal suite overlooking a small greensward in one direction and an archway opening to:-

DRESSING AREA: Extensive part mirror fronted floor to ceiling built-in wardrobes and door to:-

ENSUITE: With a large fully tiled shower cubicle, heated towel rail, WC and wash hand basin.

BEDROOM 2: A light room with large built-in double wardrobe incorporating fitted hanging rails and shelving.

BEDROOM 3: Currently utilised as an office with extensive fitted furniture that incorporates display shelving, storage cupboards, drawers and a bespoke desk area.

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

Second Floor

LANDING: Doors to:-

BEDROOM 4: With a fitted dual function air conditioning/heating unit and bedroom furniture incorporating built-in wardrobes and storage cupboards. Access to loft storage space.

BEDROOM 5: Bespoke fitted wardrobe and chest of drawers.

SHOWER ROOM: Attractively tiled with a shower cubicle, heated towel rail, WC and wash hand basin.

Outside

To the rear of the property is a:-

SINGLE GARAGE: With up and over door and **OFF-ROAD PARKING.**

The gardens are a lovely feature of the property, the pretty front garden including an expanse of lawn, rose bushes, shrubs, etc. The main garden is divided into 2 distinct areas with partly walled side garden that incorporates a large terrace designed with entertaining/dining Al-fresco in mind and bordered by a raised planter with established trees and shrubs. A further terraced area situated behind the house has well stocked beds, trees and shrubs. External power points, lighting and water are connected.

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: E - £2,670.40 – 2025/26.

EPC RATING: C.

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

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

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WHAT3WORDS: ///cool.exhaled.untrained.

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

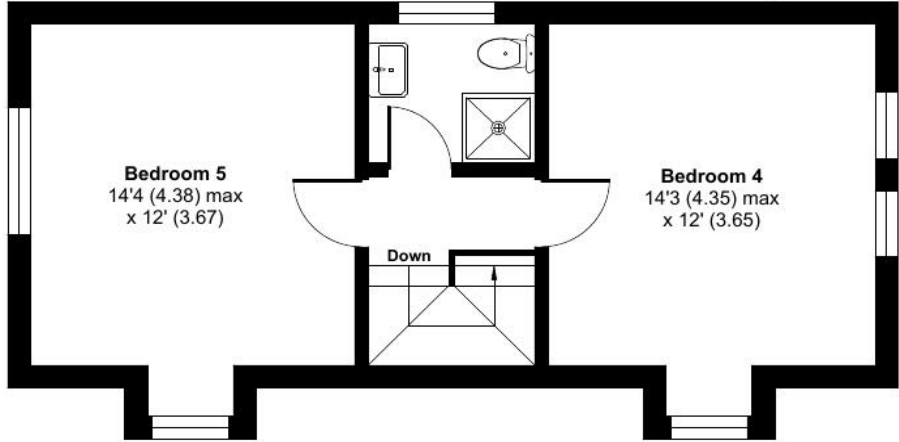
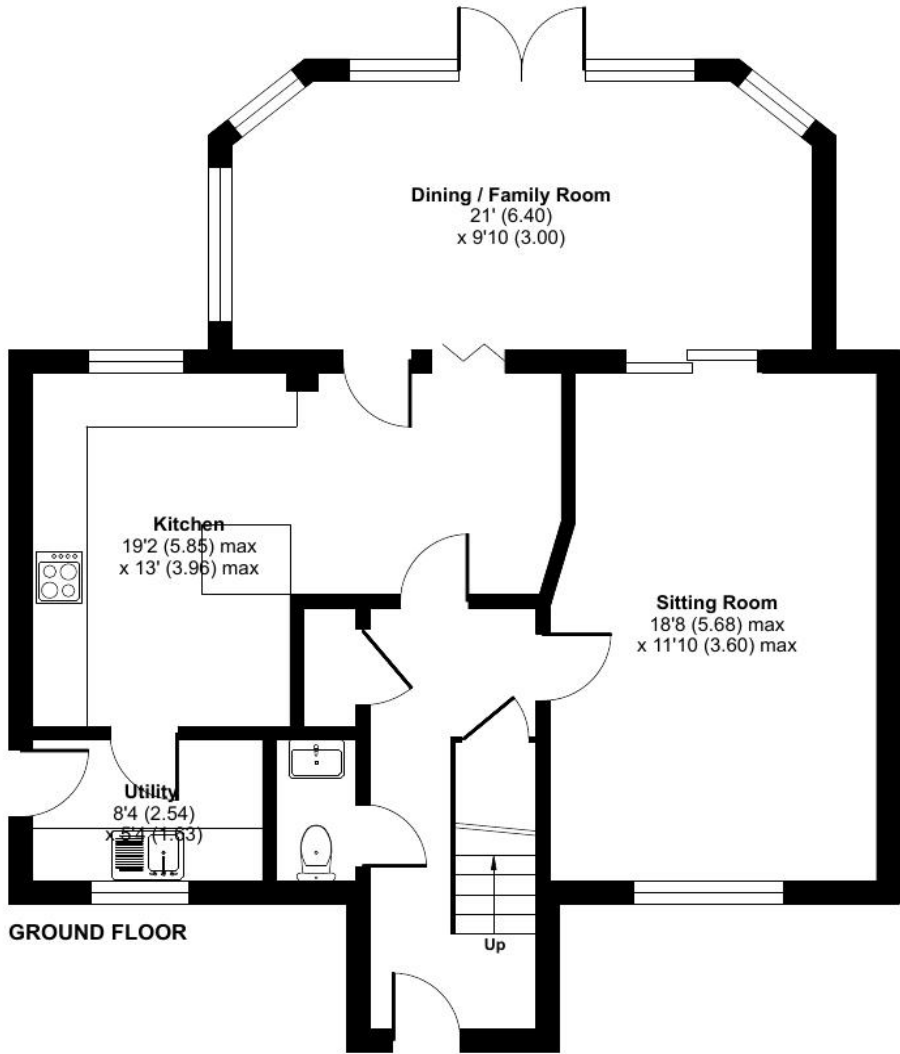
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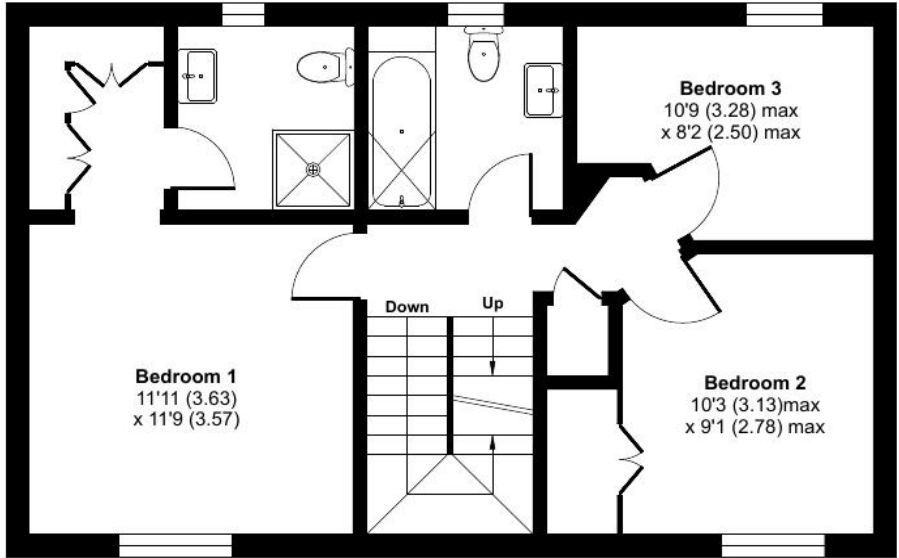
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Approximate Area = 1779 sq ft / 165.2 sq m
Garage = 148 sq ft / 13.7 sq m
Total = 1927 sq ft / 178.9 sq m

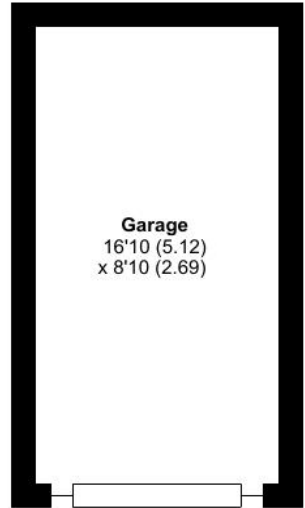
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SECOND FLOOR



FIRST FLOOR



GARAGE

GROUND FLOOR

