



**The Gables, 31 Westbury Avenue,
Bury St. Edmunds, Suffolk.**

**DAVID
BURR**



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 elegant detached Tudor style home was constructed in the 1950's by a reputable Bury St. Edmunds builder and is offered to the market for the first time in over 70 years. It is fair to suggest that the property requires significant updating/modernisation but is nonetheless well presented and offers considerable character (fireplaces, wood panelled walls, wood block flooring, etc) throughout. Further benefits include a garage, extensive parking and lovely south-west facing walled garden.

A detached house requiring significant updating/modernisation within one of Bury St. Edmunds most favoured areas.

Solid oak door with pretty leaded glass insert opening to:-

ENTRANCE HALL: A spacious inviting area with woodblock flooring running throughout, staircase off and doors to:-

SITTING ROOM: A light room with double doors opening onto terracing and the garden beyond. Full of character, there is an oak woodblock floor running throughout and extensive wood panelled walls. There is a splendid red brick fireplace running the full width of the room with display recesses and pamment tiled hearth.

DINING ROOM: A light room overlooking the front garden and finished with a woodblock floor. Pretty red brick fireplace with a pamment tiled hearth.

KITCHEN/BREAKFAST ROOM: Enjoying views over the rear garden and finished with an extensive range of oak fronted units with leaded glass display cabinets and worktops incorporating a single drainer sink unit, vegetable drainer and mixer tap over. Plumbing for washing machine and space/point for electric/gas cooker. Door to garden.

CLOAKROOM: Tiled floor, WC and wash hand basin.

First Floor

LANDING: A spacious area with a view of the street scene below and opening to:-

Inner Landing: Access to loft storage space and linen cupboard.

BEDROOM 1: Enjoying views over the rear garden.

BEDROOM 2: A light room with a view of the street scene below. Built-in wardrobes.

BEDROOM 3: Overlooking the rear garden. Built-in wardrobe.

BEDROOM 4: Overlooking the front garden.

BATHROOM: A spacious room with a bath including folding shower side screen, WC and wash hand basin.

THE GABLES, 31 WESTBURY AVENUE, BURY ST. EDMUNDS, SUFFOLK. IP33 3QG

Outside

A brick pillared entrance opens to a sweeping gravel carriage driveway with extensive **OFF-ROAD PARKING** and a central area of grass complemented by roses and established trees.

GARAGE: With light and power connected.

The rear garden is one of the property's most attractive features, generous in size and facing south-west to take advantage of the afternoon/evening sun. There is a raised area of terracing designed with dining/entertaining Al-fresco in mind, which opens to a central expanse of lawn bordered by established trees, shrubs and colourful plants.

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: F - £3,155.92 – 2025/26.

EPC RATING: Awaiting report.

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

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

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WHAT3WORDS: ///vibe.mere.syndicate.

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

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Approximate Area = 1537 sq ft / 142.7 sq m

Garage = 143 sq ft / 13.2 sq m

Outbuilding = 24 sq ft / 2.2 sq m

Total = 1704 sq ft / 158.1 sq m

For identification only - Not to scale



