



**17 St. Andrews Street North,
Bury St. Edmunds, Suffolk.**

**DAVID
BURR**

17 ST. ANDREWS STREET NORTH, BURY ST. EDMUNDS, SUFFOLK.

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 charming period house situated at the end of a very elegant terrace is located within the heart of Bury St. Edmunds. The property is well placed for amenities, local schooling, bus/rail link, etc and has been the subject of a renovation programme with the remainder of the works still to be completed.

A splendid town house with period features throughout.

ENTRANCE HALL: A spacious inviting area with high ceiling, staircase off, attractive pitch pine floorboards and door to:-

SITTING ROOM: An elegant room with a high ceiling, picture rail, deep skirting and large bay window providing a lovely view of the street scene. Pitch pine floorboards run throughout and there is a fireplace with an inset log burning stove on a slate hearth.

DINING ROOM: With a high ceiling, fireplace (presently sealed) and a feeling of space, opening to:-

KITCHEN/BREAKFAST ROOM: A clever addition incorporating a large wall of glass that provides an interesting roof-scape view. Double doors open to terracing and the garden beyond. The kitchen has been finished with attractive range of matching modern units and worktops that incorporate a single drainer sink unit with food waste disposal incinerator. Integrated fridge/freezer, dishwasher, Smeg electric oven, Smeg combination microwave oven, induction hot and extractor fan over. Underfloor heating. Opening to:-

UTILITY/BOOT ROOM: A useful addition with extensive fitted storage cupboards, worktops that incorporate a sink unit with mixer spray tap. Plumbing for washing machine, space for tumble dryer and door to:-

CLOAKROOM: Fitted WC and wash hand basin.

CELLAR: With a good ceiling height, further large recessed coal store/chute, fireplace and offering potential for a variety of uses. Light and power connected.

First Floor

LANDING: A spacious area with pitch pine floorboards, staircase off and doors to:-

BEDROOM 1: With a high ceiling, picture rail, pitch pine floorboards and finished with built-in wardrobes and chest of drawers. A large window provides a rooftop and church views.

BEDROOM 2: A light room with a large sash window that provides a charming roof-scape view. Pitch pine floorboards, high ceiling and Victorian fireplace with concrete hearth.

BATHROOM: With a view over the rear garden and roof-tops beyond. Finished with an extensive range of useful storage cupboards, Wainscott boarding, attractive tiling and a particularly large mirror. There is a large

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shower cubicle, deep contemporary bath with matching fittings and shower attachment. Heated towel rail, WC and wash hand basin. Integrated ceiling speakers and underfloor heating.

Second Floor

BEDROOM 3: A spacious versatile room, currently utilised as a guest room/sitting room but offering potential to be an office, hobby room, etc.

Outside

The rear garden is a lovely feature of the property, enjoying a west facing aspect to take advantage of the afternoon/evening sun and incorporating a terrace with expansive lawn beyond.

Material Information

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

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. **Council Tax Band:** C - £1,942.11 – 2025/26.

EPC RATING: C.

PROPERTY POSTCODE: IP33 1TH

TENURE: Freehold.

AGENTS NOTES: It is thought by the seller that the second-floor conversion is original to the when the house was constructed as such there are no modern building regulations that you would expect with a more recent conversion.

There is an 'open' building control application in respect of the Kitchen and as such this property may only be suitable for cash purchasers. Purchasers should seek their own advice in this regard.

CONSTRUCTION TYPE: Brick.

COMMUNICATION SERVICES: **Broadband Speed:** Up to 1800 Mbps (source Ofcom).

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

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SUBSIDENCE HISTORY: None disclosed.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None disclosed.

ASBESTOS/CLADDING: None disclosed.

RESTRICTIONS ON USE OR COVENANTS: None disclosed.

FLOOD RISK: Not aware of historic flooding.

ACCESSIBILITY ADAPTIONS: None disclosed.

WHAT3WORDS: ///clay.lump.derailed.

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 = 1420 sq ft / 131.9 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). © nichecom 2026. Produced for David Burr Ltd. REF: 1481088

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

