



MALTWARD AVENUE
Bury St. Edmunds | Suffolk





MALTWARD AVENUE

BURY ST. EDMUNDS | SUFFOLK

- Three-bedroom semi-detached bungalow with refurbished kitchen & opportunity to enhance further
- All south-facing bedrooms, including a pleasant garden room with double doors
- Lovely peaceful gardens framed by mature trees on two boundaries & extensive off-street parking
- Ideal edge-of-town centre location, close to both open-countryside & major amenities
- Useful long entrance hall & large separate utility room
- **Good news: no onward chain**

Convenient, easy one-level living within a desirable edge-of-town centre setting, adjacent open-countryside with plentiful parking & lovely south-facing gardens

This three-bedroom semi-detached bungalow is situated in a popular and peaceful residential setting, nestled adjacent open-countryside and framed by privacy screening of mature trees along two of the property boundaries. The accommodation revolves around a long reception hall with a refurbished kitchen in recent years and the benefit of a large separate utility room. Of particular note is its south-facing aspect amplified by a large sun terrace with double doors leading from a pleasant garden room. The verdant views and the tiered landscaping are truly a unique standout feature of the home while being suitably set back from the road.

39 Maltward Avenue is conveniently located on the edge of the historic Cathedral town of Bury St. Edmunds and is situated on the much-favoured western outskirts of town, close to neighbouring Horringer and the majestic National Trust owned Ickworth Estate. The bars, restaurants and independent boutique shops of Abbeygate Street, the Market Square and St. John's Street are equally a short drive away, as are the parade of local shopping amenities on foot. The A143 & A14 are easily accessible for the M11, London and beyond. Refer to our Situation page to discover more..



ACCOMMODATION

WITH APPROXIMATE MEASUREMENTS

RECEPTION HALL

A partially glazed front door opens to a long reception hall that revolves around the heart of the home and with curved archways the focal point.

UTILITY ROOM 8'2" x 8'2" (2.50m x 2.50m)

The benefit of a large utility room with space and plumbing for a freezer, washing machine and condenser dryer. Plenty of storage with a wall-to-wall wooden louvre closet and base cabinets with a stainless sink and drainer inset. Window to front aspect fitted with a roller blind.

KITCHEN 10'3" x 8'11" (3.13m x 2.73m)

Refurbished kitchen with extensive base and wall-mounted gloss cabinetry configured in a U-shape format. Integrated appliances include an oven / grill, four ring electric hob with extractor fan, dishwasher. Freestanding fridge/freezer. Sink and drainer with mixer tap. Wood effect laminate floor. Deep storage cupboard. Window to front aspect.

SITTING ROOM 14'6" x 11'0" (4.43m x 3.36m)

A light and inviting sitting room with a large window to the front aspect fitted with curtains has dimmable wall accent lighting and wall-mounted electric fire.





BEDROOM ONE 13'2" x 11'0" (4.01m x 3.36m)

The principal bedroom has a large south-facing garden window.

BEDROOM TWO 12'5" x 10'6" (3.79m x 3.21m)

With window and door to rear garden aspect.

BEDROOM THREE 8'11" x 8'11" (2.72m x 2.36m)

A very pleasant garden room with double doors opening to the decked south-facing garden terrace.

SHOWER ROOM

Suite comprising a corner shower cubicle, pedestal basin with mixer tap and wc serves the three-bedroom accommodation. Recessed lighting.



Grounds & Gardens

The outdoors is truly a standout feature of the home. Mature neighbouring trees create the perfect privacy screen on two of the property boundaries. Approached from the front via a driveway with extensive off-street parking, a gated path leads to the rear tiered landscaped south-facing garden. With a decked sun terrace, water feature, railway sleepers, garden shed and an abundance of attractive herbaceous planting.



The lovely and peaceful landscaped south-facing tiered garden is fully enclosed with separate gated access framed by mature trees on two of the boundaries with the River Linnet and far-reaching countryside beyond



Nearby amenities: red heather in Cavenham Heath Nature Reserve (left); 7 acre Wyken Vineyard and Leaping Hare restaurant (top right); majestic National Trust Ickworth House and Park (bottom right); oldest surviving Regency playhouse in England, Bury St. Edmunds (centre)



DISCOVER SUFFOLK

Bury St. Edmunds is an extremely attractive and prosperous market town located in the heart of Suffolk. The A14 gives fast access to the east coast ports, Ipswich, Cambridge, the Midlands and to Stansted and Cambridge Airports, as well as London via the M11. The Arc is the town's latest, modern retail outlet and is a popular shopping destination. All major food stores are well-represented, including Waitrose. There is a twice-weekly open-market in addition to a variety of eateries, attractions and places to stay. The Millennium Tower that crowns St. Edmundsbury Cathedral is the landmark. There is plenty on offer to keep families entertained. The Apex Arts Centre is a state-of-the-art live entertainment venue which hosts exhibitions and events. Watch a great performance at the Theatre Royal – the only surviving Regency playhouse in England. Other amenities include a range of health clubs, swimming pools and leisure facilities. Bury St. Edmunds has a real sense of community and is a truly friendly town.

Horseracing is at neighbouring Newmarket, a number of interesting golf courses nearby, sailing and water sports on the River Orwell and an outstanding 50 mile (80 km) heritage coastline and an Area of Outstanding Natural Beauty encompassing Aldeburgh and Southwold.

SITUATION



A14 1 mile
Newmarket 18 miles
Ipswich 25 miles
Cambridge 28 miles



Aldeburgh
(Suffolk Heritage Coast)
1 hr / 50 miles



From Bury St. Edmunds
London Kings Cross
(126 mins)
From Cambridge
London Liverpool Street
(110 mins)
Cambridge
(50 mins)



London Stansted Airport
(50 min / 40 miles)
Cambridge International Airport
(45 mins / 26 miles)

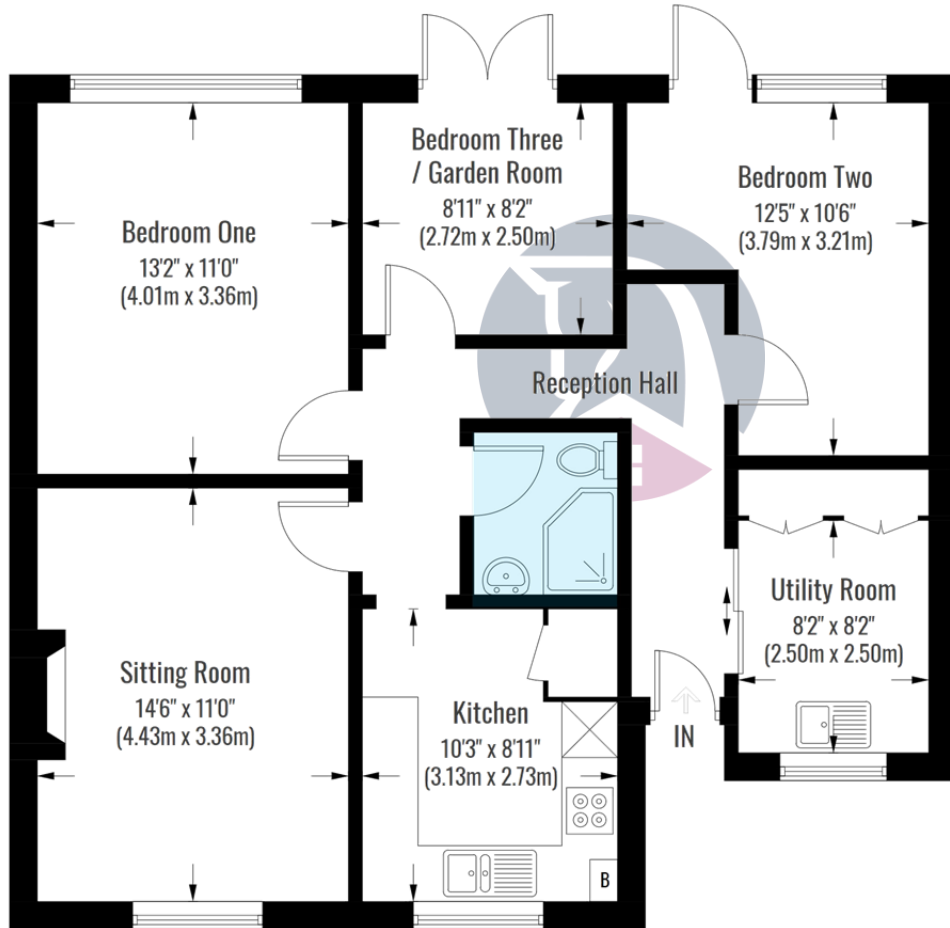
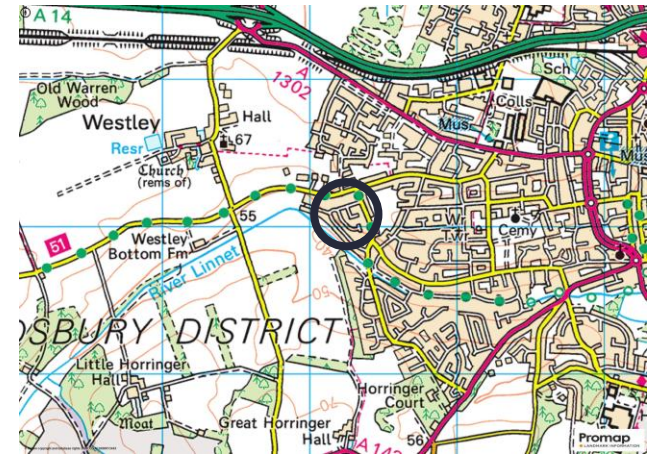


FLOORPLAN

APPROXIMATE GROSS INTERNAL AREA
Total = 827 ft² (76.8 m²)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



SINGLE STOREY

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

GENERAL INFORMATION

TENURE

For sale Freehold with vacant possession upon completion.

SERVICES

Mains water, drainage, gas and electricity.

AGENT'S NOTE: none of the services have been tested.

LOCAL AUTHORITY

West Suffolk Council (01284 763 233)

Tax band C – £2,034.56 (2026/27)

EPC rating D.

VIEWING ARRANGEMENTS

Strictly by prior appointment through the seller's sole agent: Whatley Lane.

If there is anything of particular importance, please contact us to discuss,

especially before embarking upon your journey to view the property.

DIRECTIONS (IP33 3XQ):

From London/Cambridge/Newmarket (by car) exit the M11 at Junction 9 and take the A11 towards Newmarket. Continue on the A14 towards Bury St. Edmunds. Exit the A14 at Junction 44, signposted 'Bury St. Edmunds East'. Take the A134 and follow signposts to the town centre, at the fourth roundabout head west into Cullum Road. At the next roundabout take the first exit signposted 'A143 Horringer/Ickworth Park' and enter Out Westgate Street. At the traffic light junction continue straight over into A143 Horringer Road. Before leaving town, exit right into Glastonbury Road and continue all the way passing the arcade of shops on the right hand side and continuing into Flemyng Road, then turn left into Maltward Avenue where the property can be found 250 metres along on the left hand side, marked by our For Sale board.



Bury St. Edmunds
1 Churchgate Street
Bury St. Edmunds IP33 1RL
+44 (0) 1284 765 256
bury@wlea.co.uk

London (Chelsea)
5 Milner Street
London SW3 2QA
+44 (0) 207 2430 964
london@wlea.co.uk

www.whatley-lane.co.uk
www.rightmove.co.uk
www.countrylife.co.uk

Disclaimer 1. Whatley Lane Estate Agents (the "Agents") are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. The Agents assume no responsibility for any statement that may be made in our offices. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the Agent have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 3. The Agents would urge any potential purchaser to contact our offices to establish availability of this property prior to commencing any journey of distance to view. Details designed and produced by Whatley Lane Marketing | JUL 2026.

Ecologi



Proudly in association with our London Office

F.W.GAPP
EST. 1919