



**The Cottage, 1 Friars Lane,
Bury St. Edmunds, Suffolk.**

**DAVID
BURR**

THE COTTAGE, 1 FRIARS LANE, 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.

A charming and abundantly characterful 3-bedroom town house situated in a quiet location in the Bury St. Edmunds town centre with the added benefit of parking by virtue of a single garage and an off-road parking space. The property benefits from a charming walled garden with a predominantly southerly aspect.

A characterful town house of Grade II Listed status, with a walled south facing garden, garage and parking within the town centre.

Ground Floor

SITTING ROOM: With window to front aspect and inglenook fireplace. Ample space for informal entertaining. Open plan to one side of the fireplace to:-

DINING ROOM: Window to front aspect and access to the:-

KITCHEN/BREAKFAST ROOM: With a range of fitted units and integral breakfast bar. Door to rear gardens. There are a number of integrated appliances and dual aspect windows to rear.

GARDEN ROOM: A versatile space located to the side of the property with brick and flint detailing and views of the walled gardens to the rear. Door leading to the terrace abutting the rear of the property.

CLOAKROOM: Suite comprising WC and hand wash basin.

First Floor

LANDING:

PRINCIPAL BEDROOM: With inset fireplace and window to front aspect. A substantial double bedroom with ample space for freestanding storage.

BEDROOM 2: A double bedroom with window to front aspect and fitted wardrobes/fitted dresser.

BEDROOM 3: *Accessed via principal bedroom.* A versatile space, ideal for use as a dressing room, cot room or study with window overlooking the rear gardens.

BATHROOM: With suite comprising WC, hand wash basin and panel bath with shower attachment over. Window to rear and storage cupboard housing the water cylinder.

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Outside

The walled garden is deliberately low maintenance in nature with a generous terrace abutting the rear of the property before stepping up to a large brick paved area which is well placed to take advantage of the afternoon sun.

There is a **SINGLE GARAGE** with adjacent off road parking space located a short walk away on College Street.

Material Information

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

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: E.

PROPERTY POSTCODE: IP33 1QQ

TENURE: Freehold.

CONSTRUCTION TYPE: Timber frame/brick.

COMMUNICATION SERVICES: **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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SUBSIDENCE HISTORY: Not aware of historic subsidence.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS:

ASBESTOS/CLADDING: Not aware of any.

RESTRICTIONS ON USE OR COVENANTS: Not aware of any.

FLOOD RISK: Not aware of historic flooding.

ACCESSIBILITY ADAPTIONS: None.

WHAT3WORDS: ///pelting.button.tadpoles.

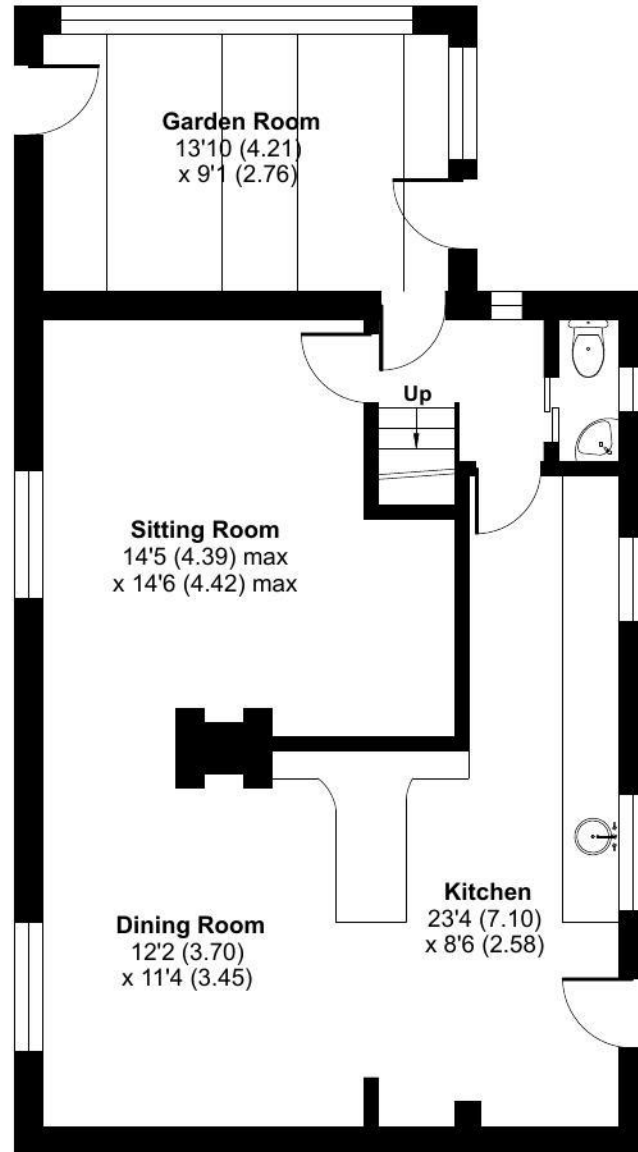
VIEWING: Strictly by prior appointment only through DAVID BURR Bury St. Edmunds 01284 725525.

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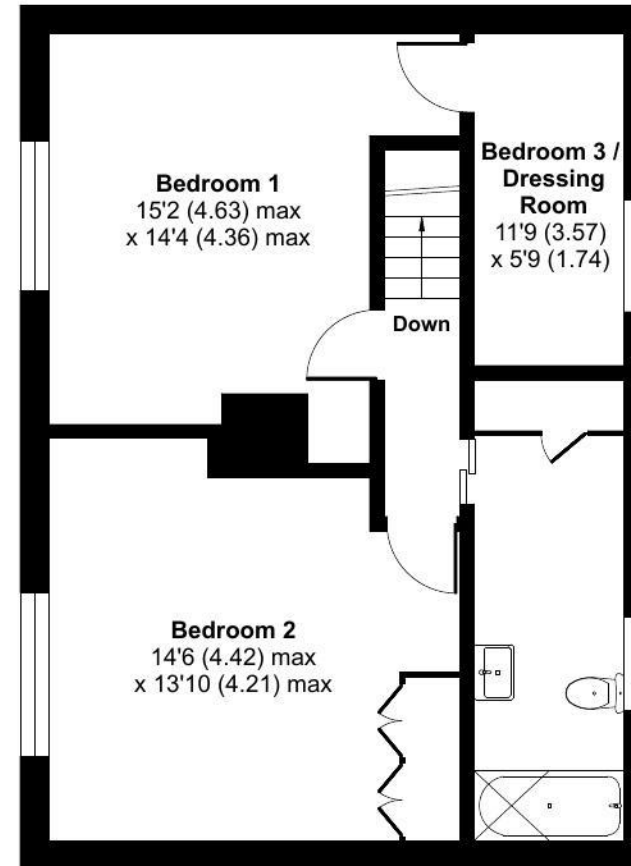
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Approximate Area = 1297 sq ft / 120.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

