

*A well presented three bedroom mid terrace property situated in a popular and convenient location on the outskirts of Bury St Edmunds*



## RENT

£1,250 PCM

Ref: R1793

## Address

9 Turnstone Drive  
Bury St Edmunds  
Suffolk  
IP32 7GT



9 Turnstone Drive is a three bedroom mid terrace property. Entrance Hall, WC, Kitchen and Sitting Room to ground floor. Three bedrooms and bathroom to first floor. Courtyard garden to rear, parking & garage.

**To let unfurnished on an Assured Periodic Tenancy**

## Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU

T: 01728 724200  
email@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk

And at The London Office  
40 St James' Place  
London SW1A 1NS

## Location

9 Turnstone Drive is situated in a popular, well served residential area on the northern outskirts of Bury St Edmunds.

Bury St Edmunds is a popular, historic market town which has a comprehensive array of leisure and retail facilities, schooling and with easy access to the A14, which links to London via the A11/M11, Cambridge and the Midlands to the west. There are train services to Ipswich and on to London Liverpool Street and also to Cambridge with connecting services to London Kings Cross.

## Ground Floor

Entering through a partially glazed door into

### *Entrance Hallway*

With stairs off to the first floor, double panel radiator and doors off to

### *WC*

Fitted with low flush WC, pedestal wash hand basin and single panel radiator.

### *Kitchen* 10'3 x 9'1 (3.13m x 2.76m)

North-east. Fitted with a good range of base and eye level kitchen units with roll top formica worksurface over inset with a one and a half bowl single drainer stainless steel sink. Integrated Bosch electric oven. Bosch four ring gas hob with integrated extractor hood over. Space for fridge freezer. Space and plumbing for washing machine. Space for small breakfast table and chairs.

### *Sitting Room* 17'9 x 19' (5.41m x 5.79m)(max)

North-east and South-west. A spacious and light room with two windows to the front of the property and French doors leading out to the courtyard garden. TV aerial lead in. Telephone socket. Two double panel radiators and door giving access to a **large understairs storage cupboard**.

Stairs from the entrance hallway lead up to

## First Floor

### *Landing*

With window to the front and doors off to



**Bedroom One** 16'6 x 9'5 (5.02m x 2.87m) (max)

North-east. A good size double bedroom with window overlooking the rear. TV aerial socket. Single panel radiator and **large fitted wardrobe cupboard**.

**Bedroom Two** 10' x 10'9 (3.04m x 3.27m)

North-east. A good size double bedroom with single panel radiator and window to the rear.

**Bedroom Three** 10'5 x 6'5 (3.17m x 1.95m)

South-west. A good size single bedroom with single panel radiator, telephone socket and window to the front.

**Family Bathroom**

Fitted with low flush WC, pedestal wash basin and plastic panelled bath with fully tiled recess and shower over. Single panel radiator, shaver socket and extractor fan.

**Airing Cupboard**

Housing the Potterton gas fired boiler.

## Outside

There is a small courtyard garden to the rear of the property which can be accessed directly from the sitting room. The garden is mainly paved and fully enclosed by high level wooden fencing. A wooden gate gives access to a shared pathway which leads to the parking area where there is one designated parking space for No.9. The parking area is accessed at the end of Turnstone Drive.

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**Viewing** Strictly by appointment with the agent.

**Services** Mains water, gas, electricity and drainage. Gas fired central heating.

**Broadband** To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

**Mobile Phones** To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**EPC** Rating = C (77) (Copy available from the agents upon request).

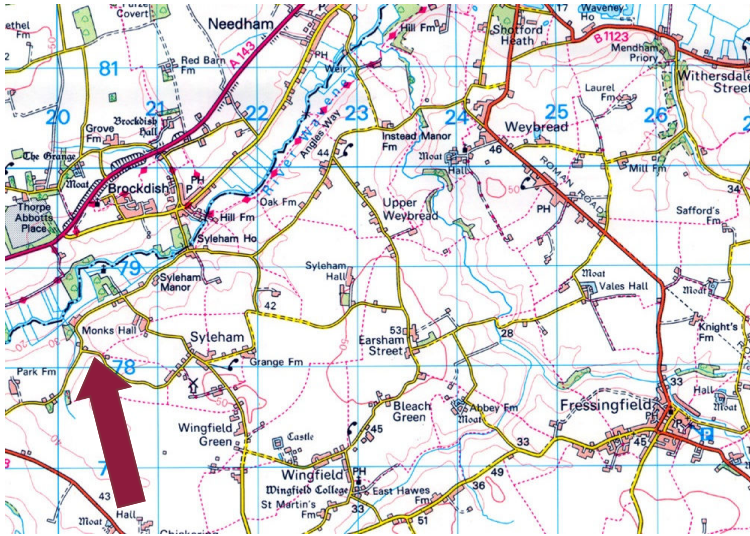
**Council Tax** Band C; £2,034.56 payable per annum 2026/2027

**Local Authority** West Suffolk Council; West Suffolk House, Western Bay, Bury St Edmunds, Suffolk IP33 3YU; Tel: 01284 763233.

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NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

**May 2026**



## Directions

Heading west A14 take the exit at junction 44 and take the third exit signposted Moreton Hall Development. Proceed straight over the next roundabout (second exit), onto Bedingfield Way, passing Sainsbury's on your right. At the next roundabout take the first exit onto Orttewell Road, continue straight over the next, then take the third exit at the next onto Mount Road. Continue to the end of this road and take the first exit at the roundabout onto Bradbrook Close. Take the second turning on the left into Turnstone Drive and the property will be situated a short distance on the left hand side.

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