



**37 Daisy Avenue**  
**Bury St Edmunds, Suffolk**

**DAVID  
BURR**

# 37 Daisy Avenue, Bury St Edmunds, Suffolk IP33 7PG

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.

37 Daisy Avenue is a spacious four bedroom semi-detached property situated on a much sought after address on the Moreton Hall development. The Georgian style modern property is beautifully presented with a country residence feel displaying many characterful features such as high ceilings with picture rails, solid wooden floors, an open brick built fireplace and double glazed wooden sash windows. The outside of the property benefits from a private parking space with garage and private enclosed gardens.

## A stunning four bedroom semi-detached Georgian style modern property in a much sought after location.

Entrance into:

**ENTRANCE HALL** A light and airy entrance hall providing a warm welcome with solid oak floors with mat well inset, useful storage cupboard and stairs rising to the first floor with further storage under.

**SITTING ROOM** A generous room enjoying views over the front gardens and door opening to the outside dining terrace. Featuring solid oak floors and a brick built open fireplace with cast iron hood and pamment tiled hearth and an abundance of display space provided by bespoke fitted shelving.

**DINING ROOM** A light and airy room further enjoying views over the front aspect and wooden floors, open to:

**KITCHEN** Extensively fitted with a range of wall and base units under worktops with a ceramic sink inset and tastefully tiled walls and floor. Integrated appliances include dishwasher, four ring gas hob and double oven.

**UTILITY ROOM** Further fitted with units under worktops and a stainless steel sink inset, space and plumbing for washing machine, tumble dryer and fridge freezer. With door leading to the rear gardens.

**CLOAKROOM** Comprising WC and wash basin.

### First floor

**LANDING** A stunning galleried landing space benefitting from an airing cupboard and access to the loft space with seagrass carpets and doors to:

**MASTER BEDROOM** A spacious double aspect room benefitting from double built-in wardrobes and a tastefully tiled **En-suite** comprising WC, wash basin and shower cubicle.

**BEDROOM 2** A double bedroom with views over the front aspect and built-in wardrobe.

**BEDROOM 3** A further double bedroom with built-in wardrobes and views over the rear gardens.

**BEDROOM 4** With window to rear aspect and built-in wardrobe.

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**BATHROOM** Tastefully tiled and fitted with a white suite comprising WC, wash basin and panelled bath with shower attachment over.

## Outside

The property is situated overlooking a large green land area behind a decorative hedge line and front lawns with path leading to the front door. Off road parking is provided via a private parking space and access to the garage with power and light connected and personal door leading to the enclosed rear gardens which are mainly lawn, flanked by well stocked decorative beds and borders and a large outside dining terrace providing an ideal area for al fresco dining. High boundary borders afford a great deal of privacy.

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

**LOCAL AUTHORITY:** St Edmundsbury District Council (01284) 763233

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**EPC Rating: C**

