



**4 Qwysson Avenue,
Bury St. Edmunds, Suffolk.**

**DAVID
BURR**

4 QWYSSON AVENUE, BURY ST. EDMUNDS, SUFFOLK. IP33 1AH

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 exceptionally well-presented 3-storey town house occupies a lovely position convenient for the Abbey Gardens, town centre, train station, etc. The versatile accommodation is further complemented by a garage, off-road parking and a charming garden.

A 3-storey town house with an elegant façade, well-presented accommodation, off-road parking, garage and a charming garden.

ENTRANCE HALL: A long inviting area with a tiled floor, fitted barrier matting, cloaks cupboard and 2 further large storage cupboards.

BEDROOM/SNUG: A versatile space that currently doubles as a bedroom/sitting room. Double doors open onto terracing and the garden beyond.

UTILITY ROOM: With a tiled floor, door to garden and finished with storage cupboards, granite style worktops and inset single drainer sink unit. Plumbing for washing machine and space for tumble dryer.

CLOAKROOM: Fitted WC and wash hand basin.

First Floor

LANDING: Staircase off and doors to:-

DRAWING ROOM: An elegant room with 2 sash windows and a fireplace that has an attractive surround, granite hearth and inset coal effect gas fire.

KITCHEN/DINING ROOM: A spacious area with a feeling of space created by double doors that link with the drawing room and 2 windows which in turn provide views over the garden. The kitchen area has been finished with an extensive range of units and granite style worktops that incorporate a single drainer sink unit with vegetable drainer and mixer tap over. Integrated fridge, freezer, dishwasher, electric double oven, hob and extractor fan.

Second Floor

LANDING: With a large storage cupboard, linen cupboard and doors to:-

BEDROOM: A light room with a roof-scape view. Built-in double wardrobe and door to:-

ENSUITE: With a fully tiled shower cubicle, WC and wash hand basin.

BEDROOM: Enjoying a view over the rear garden. Built-in double wardrobe.

BEDROOM: Overlooking the rear garden. Access to loft storage space.

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FAMILY BATHROOM: Attractively tiled, finished with a bath including contemporary fittings and shower attachment. WC and wash hand basin.

Outside

To the front of the property is **OFF-ROAD PARKING** which in turn leads to:-

GARAGE: A good size, with up and over door, light and power connected and personnel door to the house.

The rear garden is one of property's most attractive features with a central expanse of lawn, bordered by established trees, shrubs and colourful plants.

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

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: D - £2,184.87 – 2025/26.

EPC RATING: C.

BROADBAND SPEED: Up to 1800 Mbps (source Ofcom).

MOBILE COVERAGE: Three – good outdoor and in-home. EE, 02 and Vodafone – good outdoor. (Source Ofcom). **NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

WHAT3WORDS: ///named.fairly.voices.

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

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