



**Grove House,
Bury St. Edmunds, Suffolk.**

**DAVID
BURR**



GROVE HOUSE, 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.

This elegant Grade II Listed town house offers light, extensive accommodation that retains character yet is well suited to modern living. It is fair to suggest that the property requires a degree of updating/modernisation but nonetheless there is an annexe, large garage, ample parking and a generous south-west facing partly-walled garden. **In all about 0.2 acres. NO ONWARD CHAIN.**

An elegant Grade II Listed town house with annexe, large garage, parking and generous south-west facing garden.

ENTRANCE HALL: A spacious inviting area with cornicing, pretty archway, wood panelled walls and staircase off.

DRAWING ROOM: An elegant room with large sash window, fluted columns, cornicing, deep skirting and large open gas fireplace with ornate surround and stone hearth.

SITTING ROOM: A charming room with cornicing, deep skirting, fitted display shelving, sash window and gas fireplace with moulded wood surround and marble hearth.

DINING ROOM: A charming room with arched fluted columned recess including shelving below. Fireplace with moulded wood surround and marble slips.

SNUG: A charming room that could be an office, playroom, etc. With a high ceiling, cornicing, solid wood floor and feature fireplace.

KITCHEN/BREAKFAST/LIVING ROOM: Divided into 2 distinct rooms with the kitchen area having an extensive range of solid wood units incorporating glass display cabinets, deep pan drawers and finished with

thick Granite worktops that incorporate a single drainer sink unit, vegetable drainer and mixer tap over. Gas range with fitted ornate surround. Integrated dishwasher, space for full height fridge/freezer and door opening to the breakfast/living room which has been designed with walls of glass that continue to the glass atrium above.

UTILITY/BOOT ROOM: A useful room with a brick floor, fitted shelving, thick pine worktops with inset butler sink. Plumbing for washing machine and space for tumble dryer. Walk-in shelved storage cupboard.

CLOAKROOM: Fitted WC and wash hand basin. Tiled floor.

CELLAR: Accessed via a stone staircase with a good ceiling height and divided into 2 distinct areas with a brick floor running throughout. Steel door safe, boiler and immersion/hot water tank.

First Floor

LANDING: An elegant area with cornicing, ceiling moulding and doors to:-

GROVE HOUSE, BURY ST. EDMUNDS, SUFFOLK.

BEDROOM: 2 sash windows provide a lovely view of the street scene below. Built-in wardrobe and fireplace (presently sealed) with red brick hearth and moulded wood surround. Door to:-

ENSUITE: Fully tiled shower cubicle, heated towel rail, WC and wash hand basin.

BEDROOM: With a high ceiling, cornicing, deep skirting, fireplace with moulded wood surround. Double doors to:-

ENSUITE/DRESSING ROOM: Built-in wardrobes and large double shower cubicle, heated towel rail, WC and wash hand basin.

BEDROOM: A sash window provides a view of the street scene below. Fitted shelving and fireplace with Georgian grate and moulded wood surround. Doors open to:-

ENSUITE: (Also accessed from the landing). With a deep double ended bath, heated towel rail, WC and wash hand basin. Fireplace.

BEDROOM: With a high ceiling, access to loft storage space, cornicing and deep skirting.

Second Floor

LANDING:

BEDROOM: With access to loft storage space.

BEDROOM: With an interesting roof-scape view.

BEDROOM: Offering potential to be a bathroom.

STUDIO/GAMES ROOM

An exceptional addition with a large L-shape room at ground floor that incorporates good natural light and 2 sets of double doors. Useful storage

and glass fronted display cabinets. The room offers potential to be a games room, office, potential annexe, etc. A staircase rises to first floor where there is a further office/possible bedroom and cloakroom complete with fitted WC and wash hand basin.

Outside

Electric double gates open to a tarmacadam drive which provides **OFF-ROAD PARKING** and access to:

GARAGE: With up and over door and light and power connected.

The gardens are one of the property's most attractive features, bordered almost entirely by high brick and flint walls and enjoys a predominantly south-west facing aspect to take advantage of the afternoon/evening sun. A large rose bed bordered terrace has been designed with entertaining/dining Al-fresco in mind. There is a generous expanse of lawn, established trees, external lighting, power points and water.

In all about 0.2 acres.

AGENTS NOTES: The property has the benefit of a lift, providing access between ground and first floor.

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:** G - £3,641.45 – 2025/26.

EPC RATING: Awaiting report.

PROPERTY POSTCODE: IP33 2BJ

GROVE HOUSE, BURY ST. EDMUNDS, SUFFOLK.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick / timber frame.

COMMUNICATION SERVICES: **Broadband Speed:** Up to 5500 Mbps (source Ofcom).

Mobile Coverage: Three and Vodafone – good outdoor and in-home. EE – good outdoor, variable in-home. 02 – good outdoor. (Source Ofcom).

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WHAT3WORDS: ///abolish.plodding.genetics.

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

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Southgate Street, Bury St. Edmunds, IP33

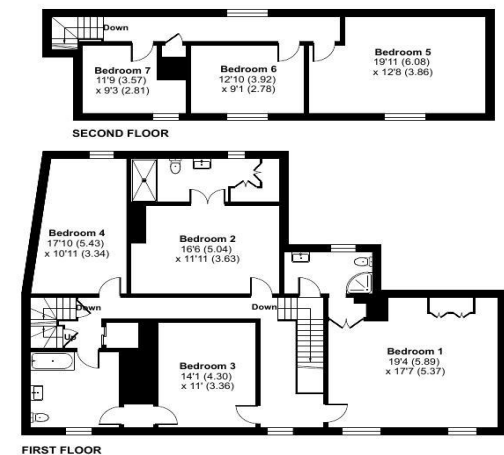
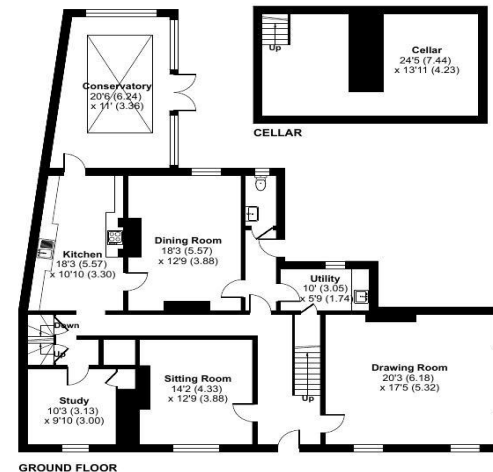
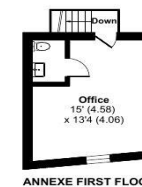
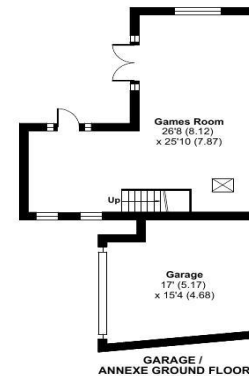
Approximate Area = 4215 sq ft / 391.5 sq m

Annexe = 703 sq ft / 65.3 sq m

Garage = 256 sq ft / 23.7 sq m

Total = 5174 sq ft / 480.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for David Burr Ltd. REF: 1508657

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