



WESTBURY AVENUE

BURY ST EDMUNDS, IP33 3QE

FOR SALE

- 5-BEDROOM DETACHED HOME
- WESTERN SIDE OF BURY ST EDMUNDS
- MODERN THROUGHOUT
- LARGE DRIVEWAY AND GARAGE
- IMPROVED AND EXTENDED
- LARGE PLOT
- GROUND FLOOR BEDROOMS
- GENEROUS GARDEN
- MODERN BATHROOMS

PRICE
£900,000



GD Estates are delighted to present this stunning, fully modernised, and extended detached home situated on the highly sought-after Westbury Road. Since taking ownership, the current vendor has executed a comprehensive program of renovation and extension, transforming the property into a sleek, contemporary family home finished to a very high standard.

The Interior:

The accommodation is thoughtfully designed for flexible living, offering:

- Impressive living room, featuring striking vaulted ceilings that create a sense of scale and light.
- Modern Kitchen & Separate Dining Room: Perfect for family life and entertaining.
- Five Bedrooms: Two of which are located on the ground floor (one featuring a private en-suite), offering ideal options for guests or multi-generational living.
- Practicality: A dedicated utility room and two further full family bathrooms.

The Exterior:

-To the rear, the expansive garden is a true highlight- featuring a raised patio for alfresco dining, a large level lawn, and a versatile summer house complete with power, plumbing, and lighting (ideal for a home office or gym).

The property sits on a generous plot with a large driveway and garage providing ample off road parking.



LOCATION:

Westbury Avenue is a highly sought after road on the popular Western Side of Bury St Edmunds.

The location offers excellent access to the town centre, with its wide variety of shops, cafés and cultural landmarks - including the Arc Shopping Centre, Abbey Gardens and the historic Theatre Royal.

For commuters, the property is ideally positioned for the A14 trunk road, providing straightforward links to nearby Ipswich (approx. 23.67 miles), Cambridge (approx. 24.31 miles) and onward to London via the M11.

Bury St Edmunds also benefits from a mainline train station with connections to London Liverpool Street, making the area particularly appealing for those needing reliable transport links

ENTRANCE HALLWAY:

The property is approached through a high-quality composite front door, opening into a generous and inviting entrance hallway. This impressive space is filled with natural light by a striking vaulted skylight overhead and a large uPVC gallery window that frames views of the rear garden. Additional features include underfloor heating, stairs to the first floor and understairs storage.

LIVING ROOM

19' 5" x 14' 7" (5.92m x 4.44m):

Featuring impressive vaulted ceilings, this stunning living space is further enhanced by expansive bi-fold doors that open onto the raised patio of the rear garden. The room is beautifully finished with an elegant electric fire and the added comfort of underfloor heating.

KITCHEN

20' 2" x 19' 9" (6.15m x 6.02m):

The modern, well-equipped kitchen features an extensive range of wall-mounted and under-counter cabinetry, all finished beneath sleek square-edge worktops. An inset sink-and-a-half with drainer and contemporary mixer tap sits perfectly positioned for convenience. High-spec integrated appliances include three electric ovens, a full-height fridge, double freezer, and dishwasher. Underfloor heating, Velux window and uPVC window to rear aspect. Open access to dining room.

UTILITY ROOM

14' 11" x 6' 10" (4.55m x 2.08m):

Boasting a range of wall-mounted and under-counter cabinets set beneath square-edge wooden worktops. An inset stainless steel sink with drainer and mixer tap sits above. There is space and plumbing for a washing machine and tumble dryer. Additional features include underfloor heating, a uPVC window to the front aspect, and a uPVC door to the side aspect.



DINING ROOM:

Showcasing impressive vaulted ceilings, the room is enhanced by expansive bi-fold doors opening not only onto the rear garden but also internally to the hallway, creating a striking sense of flow and versatility. The space is further complemented by the comfort of underfloor heating.

SNUG

14' 7" x 8' 9" (4.44m x 2.67m):

A versatile room that can be adapted to a variety of uses, currently enjoyed as an additional reception room. The space features uPVC doors opening onto the rear garden and benefits from underfloor heating.

BEDROOM 4

16' 8" x 11' 9" (5.08m x 3.58m):

Situated on the ground floor and the largest of the bedrooms, this impressive room benefits from built-in wardrobes, uPVC patio doors leading to a secluded area of the rear garden, an air-conditioning unit, and access to an en-suite.

ENSUITE

8' 6" x 5' 0" (2.59m x 1.52m):

The modern en-suite features a contemporary three-piece white suite comprising a walk-in shower cubicle, a low-level WC, and a wall-mounted wash hand basin. The space is complemented by built-in mirrored cabinetry, additional storage, and a heated towel rail.

SHOWER ROOM

8' 4" x 4' 10" (2.54m x 1.47m):

A fully tiled shower room featuring a contemporary three-piece white suite comprising a walk-in shower cubicle with a mains-fed shower, a wall-mounted wash hand basin, and a low-level WC.

BEDROOM 5

11' 9" x 11' 8" (3.58m x 3.56m):

Situated on the ground floor, this well-proportioned double bedroom features stylish tiled flooring, built-in cabinetry, and a large storage cupboard. The room benefits from underfloor heating for added comfort and a uPVC window to the front aspect.



LANDING:

A spacious landing providing access to all first-floor accommodation, complete with a useful storage cupboard, an airing cupboard housing the immersion tank, and a loft hatch for additional storage. A uPVC gallery window overlooks the rear garden.

BEDROOM 1

16' 9" x 11' 9" (5.11m x 3.58m):

A generous double bedroom featuring a built-in wardrobe, a uPVC bay window to the side aspect, and an additional uPVC window to the front, allowing for excellent natural light. The room is completed with a radiator.

BEDROOM 2

11' 9" x 11' 8" (3.58m x 3.56m):

A well-proportioned double bedroom featuring a uPVC window to the front aspect, a radiator, and convenient 'Jack and Jill' access to the first-floor family bathroom.

BEDROOM 3

11' 9" x 7' 7" (3.58m x 2.31m):

uPVC window to side aspect and one radiator.

FAMILY BATHROOM

8' 7" x 8' 0" (2.62m x 2.44m):

With convenient 'Jack and Jill' access from both the landing and Bedroom 2, the modern family bathroom features a contemporary three-piece white suite comprising a panelled bath with glass screen and mains-fed shower over, a low-level WC, and a wall-mounted wash hand basin with storage beneath. Additional features include a heated towel rail and an obscure uPVC window to the side aspect, providing natural light while maintaining privacy.

EXTERNALLY:

To the front, the property benefits from a large driveway providing off-road parking for multiple vehicles, along with access to the garage via an up-and-over door. The garage itself offers excellent storage space and is equipped with power and lighting. To the rear, the property enjoys a thoughtfully designed and generously sized garden. Predominantly laid to lawn and divided into two spacious sections, the garden features a raised patio area, mature shrubbery and borders, a greenhouse, and two garden sheds. Additionally, there is a purpose-built summer house complete with power, lighting, and plumbing, offering an ideal space for a hobby room, studio, or home office.





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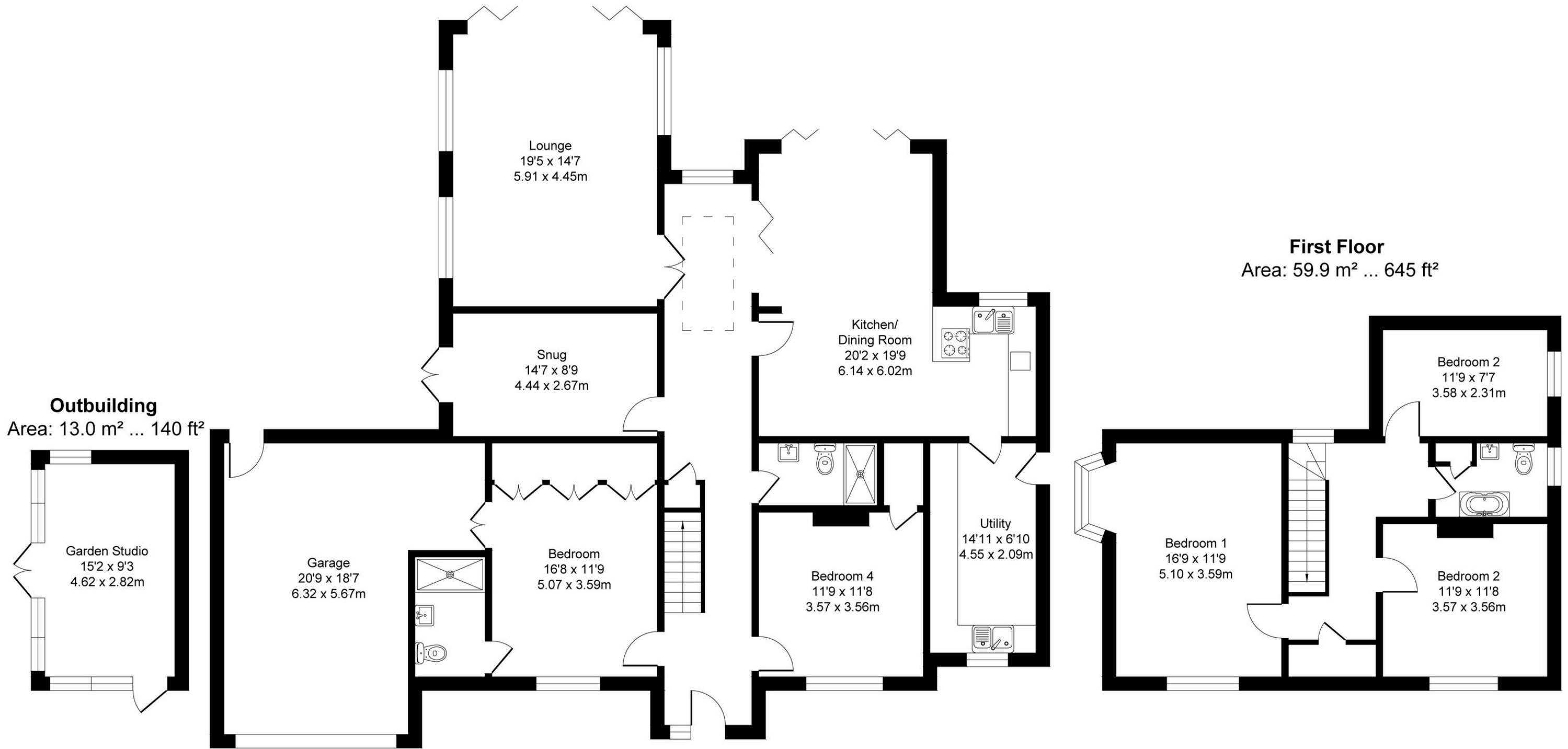


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Ground Floor
Area: 146.7 m² ... 1580 ft²



Total Area: 219.6 m² ... 2365 ft²

All Measurements are approximate and for display purposes only



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