



**6 Merchant Avenue,  
Bury St. Edmunds, Suffolk.**

**DAVID  
BURR**

# 6 MERCHANT AVENUE, BURY ST. EDMUNDS, SUFFOLK. IP32 6FB

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.

Offered for sale in excellent condition is this detached 3 double bedroom home occupying a sought-after location on the popular Marham Park development. The property is situated in a convenient position whilst set well back from the road and overlooking the green.

## A well-presented 3 bedroom detached house overlooking the green.

**ENTRANCE HALL:** With stairs rising to first floor and access to principal rooms on the ground floor with door to:-

**SITTING ROOM:** 17'11" x 11.3" (5.47m x 3.42m). A light and spacious dual aspect room with window to front aspect and French style double doors to the rear. Offering ample space for informal entertaining.

**DINING ROOM:** 11'7" x 10'11" (3.54m x 3.34m). Space for formal dining as well as windows to side and rear and French style doors opening to the rear terrace. Opening to:-

**KITCHEN/BREAKFAST ROOM:** 11'7" x 10'9" (3.54m x 3.28m). A substantial open plan space fitted with a range of matching wall and base units as well as offering space for further white goods.

**CLOAKROOM:** With white suite comprising WC and hand wash basin.

### First Floor

**LANDING:** Airing cupboard. Doors to:-

**BEDROOM 1:** 17'11" x 11'5" (5.47m x 3.48m). A spacious dual aspect suite with window to front and rear door to:-

**ENSUITE:** Comprising WC, hand wash basin and shower.

**BEDROOM 2:** 11'7" x 10'9" (3.54m x 3.27m). A double bedroom with window to front and side.

**BEDROOM 3:** 10'11" x 8'9" (3.34m x 2.68m). With window to rear and side.

**BATHROOM:** With suite comprising WC, hand wash basin and panel bath.

### Outside

The property enjoys an enviable setting, well back from the road with views over the adjacent green and access via a track leading from the road which serves a handful of properties as well as giving access to the driveway providing off road parking and access to the:-

**GARAGE:** With dual doors to front and personnel door to rear.

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

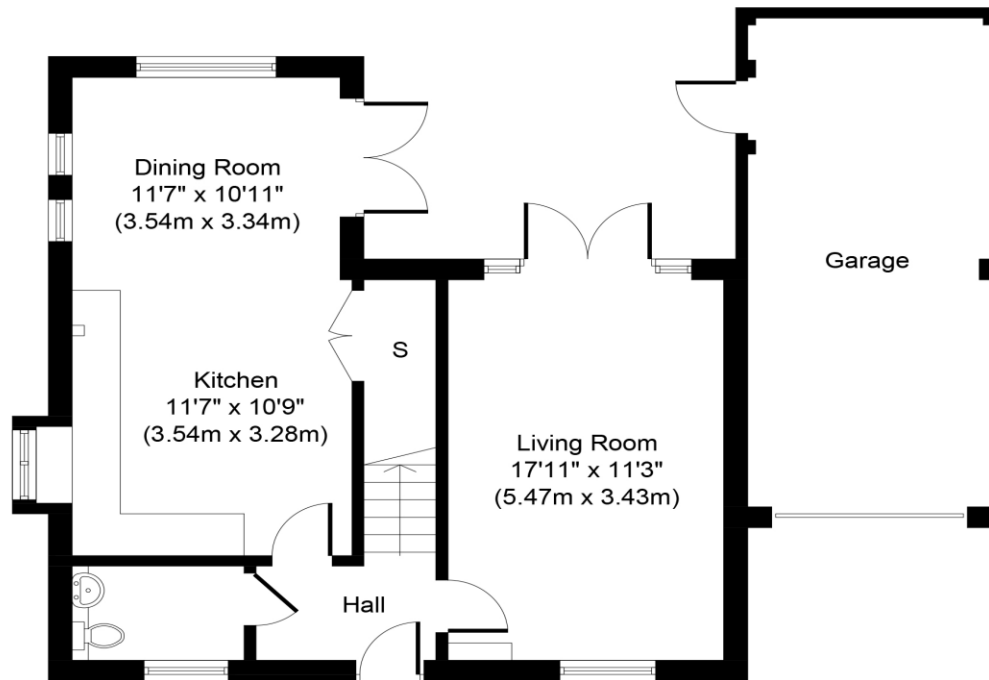
**EPC RATING:** Energy rating B – report available upon request.

**LOCAL AUTHORITY:** St. Edmundsbury Borough Council: 01284 763233. Council Tax Band: D - £1,519.00 2023.

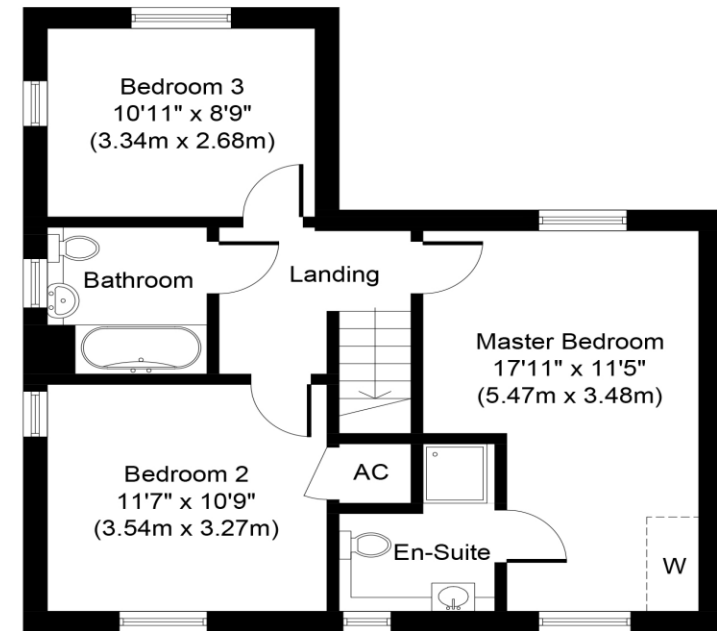
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**VIEWING:** Strictly by prior appointment only through DAVID BURR  
BurySt Edmunds 01284 725525.

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**Ground Floor**  
**Approximate Floor Area**  
**(Excluding Garage)**  
**588 Sq. ft.**  
**(54.6 Sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**582 Sq. ft.**  
**(54.1 Sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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