



**15 Cadogan Road,
Bury St Edmunds, Suffolk.**

**DAVID
BURR**



15 CADOGAN ROAD, BURY ST. EDMUNDS, SUFFOLK. IP33 3QJ

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.

An exceptionally well presented semi-detached single storey property boasting a sought-after address on the popular western side of Bury St. Edmunds. In brief the accommodation comprises 3 bedrooms with a family shower room, 2 reception rooms and a further garden room located to the rear of the property. The accommodation has been tastefully upgraded during the current owner's occupation and is now offered for sale in immaculate condition with landscaped rear garden, garaging, landscaped front garden with a driveway offering off-road parking for up to 3 vehicles.

An exceptionally well-presented single storey property boasting high quality accommodation as well as a highly sought after address on the western side of Bury St. Edmunds town centre.

ENTRANCE PORCH: With window to front and side and door to:-

ceramic finish including a mixer tap and drainer. Personal door leading to the rear terrace.

HALLWAY: With door to:-

DINING ROOM: 12'2" x 10'10" (3.7m x 3.3m). A free flowing open plan space with window to side aspect, integrated storage and open plan to the:-

GARDEN ROOM: 13'9" x 10'6" (4.2m x 3.2m). Opening from the sitting room with French style double doors leading to the terrace which immediately abuts the rear of the property and the gardens beyond.

SITTING ROOM: 13'1" x 10'6" (4m x 3.2m). A versatile space for formal or informal entertaining providing access to the:-

BEDROOM 1: 11'6" x 10'10" (3.5m x 3.3m) – measurement taken to the front of the built in wardrobes. A spacious double bedroom with floor to ceiling mirrored sliding door wardrobes and window to front aspect.

KITCHEN: 13'1" x 10'10" (4m x 3.3m). Fitted with a matching range of wall and base units with quartz worktops over, integrated appliances include fridge/freezer, Samsung oven with induction hob over and Bosch extractor fan above. Integrated Hotpoint washing machine and Beko dishwasher. The base units benefit from an inset one and a half bowl butler sink with a

BEDROOM 2: 11'10" x 8'10" (3.6m x 2.7m) – measurement taken to the front of the built in wardrobes. A double bedroom with integrated floor to ceiling mirrored sliding door wardrobes and window to front aspect.

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BEDROOM 3: 11'10" x 5'7" (3.6m x 1.7m) – measurement taken to the front of the built in wardrobes. Fitted with ample storage and a light tunnel above.

SHOWER ROOM: With white suite comprising WC, hand wash basin inset to a substantial vanity unit with storage cupboard above. Walk in shower with dual shower attachments over. Heated towel rail and extractor fan. Access to boarded loft space housing Bosch Combi boiler.

Outside

The property enjoys a substantial block paved driveway with a pea shingle area which is planted with a variety of specimen shrubs and trees. The driveway provides ample off-road parking for 3 vehicles and provides access to the front of the **GARAGE:** With electric roller shutter door to the front elevation, light and power connected along with a personnel door and window to rear.

The south facing rear gardens are particularly expansive in nature with a terrace immediately abutting the rear of the property ideal for alfresco dining and entertaining, leading to a brick and raised flower bed individually planted with a variety of specimen shrubs. Beyond this the gardens are predominantly laid to lawn with borders defined by 6' fencing to either side as well as planted by a further variety of specimen shrubs and leading to a small area of orchard and a decked terrace which provides another space for alfresco dining as well as affording space for the storage shed found at the southern most end of the garden.

SERVICES: Main water, gas and electricity. Gas central heating.

NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council.

COUNCIL TAX BAND: C £1,350.00 per annum.

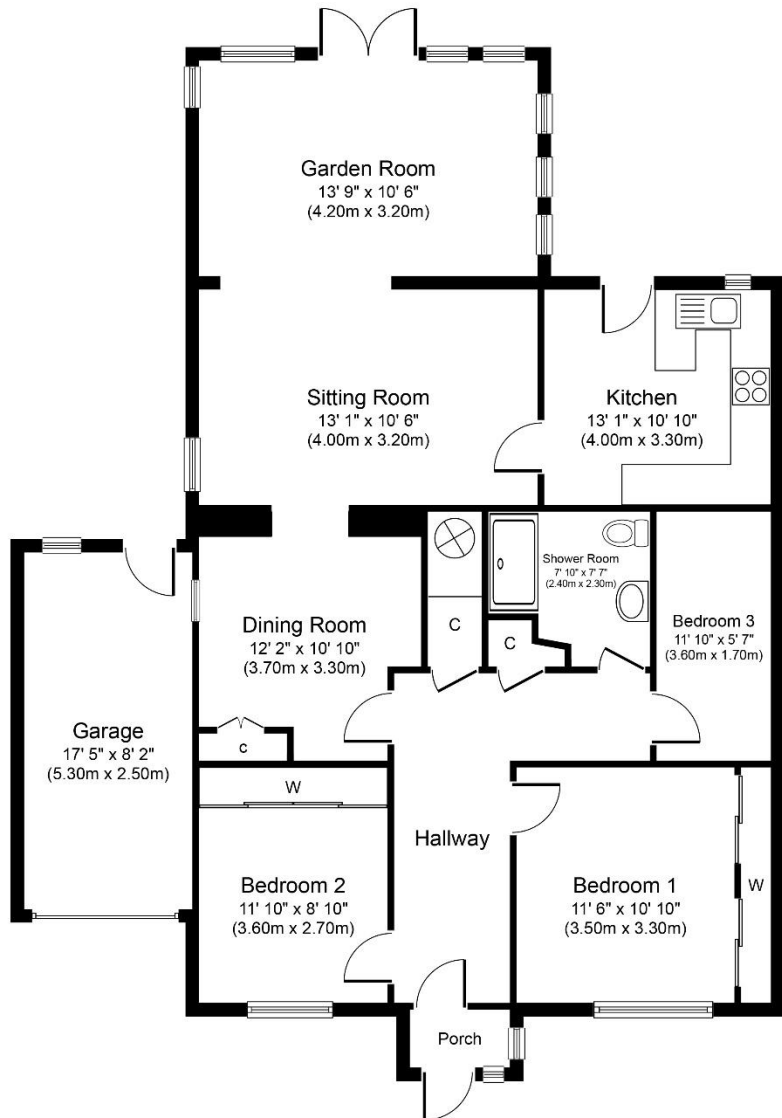
EPC RATING: Energy rating C.

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

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Approximate Floor Area
1,318 sq. ft.
(122.4 sq. m.)

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