



**8 Wilbur Close,  
Bury St. Edmunds, Suffolk.**

**DAVID  
BURR**



# 8 WILBUR CLOSE, BURY ST. EDMUNDS, SUFFOLK. IP32 7FD

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 semi-detached house occupies a lovely position with versatile accommodation over three floors. Further benefits include a 22ft garage/workshop, ample off-road parking and charming garden.

## **An exceptionally well-presented semi-detached house with 22ft long garage, off road parking and garden.**

**ENTRANCE HALL:** A spacious and inviting area with fitted barrier matting, large recessed storage cupboard, staircase off and doors to:-

**SITTING ROOM:** 15'8" x 12'1" (4.77m x 3.68m). A light room with a wall of glass that incorporates a set of double doors opening on to terracing with the garden beyond.

**KITCHEN/BREAKFAST ROOM:** 11'3" x 10' max (3.42m x 3.04m). Finished with an extensive range of attractive matching modern units, worktops incorporating single drainer sink unit, vegetable drainer and mixer tap over. Integrated appliances include fridge/freezer, dishwasher, electric double oven and four ring gas hob with extractor fan over. Plumbing for washing machine.

**CLOAKROOM:** WC and wash hand basin.

### **First Floor**

**LANDING:** Doors to:-

**BEDROOM 2:** 15'8" x 11" (4.77m x 3.35m). A spacious room with a view over the rear garden. Built in mirror fronted floor to ceiling double wardrobe.

**BEDROOM 3:** 9'6" x 8'5" (2.89m x 2.56m).

**FAMILY BATHROOM:** Attractively tiled and finished with a bath including shower over and side screen. Heated towel rail, WC and wash hand basin.

### **Second Floor**

**BEDROOM 1:** 19'10" (to mid point in eaves) x 15'8" inc. staircase) (6.04m x 4.77m). An exceptional room with 10ft high ceiling, extensive built in wardrobes and door to:-

**ENSUITE:** Large fully tiled shower cubicle, heated towel rail, WC and wash hand basin.

### **Outside**

A brick paviour driveway provides **AMPLE OFF-ROAD PARKING** and in turn leads to:-

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**GARAGE/WORKSHOP:** 22'7" x 10'1" (6.88m x 3.07m). With up and over door, light and power connected and clear potential for a workshop to be created at the rear and still retain enough parking for a car.

The garden is one of the property's most attractive features, cleverly designed with a terrace immediately abutting the house and then leading to an expanse of lawn complimented by established shrubs, trees and plants. External power points and lighting.

## AGENTS NOTES

The property has the benefit of a remaining NHBC warranty.

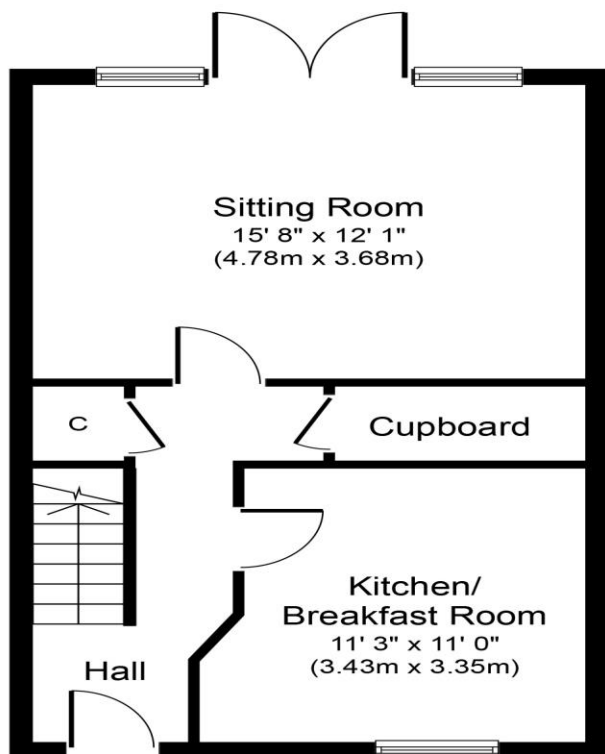
**SERVICES:** Main water, drainage and electricity are connected. Gas fired heating. **NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** West Suffolk Council: 01284 763233. Council Tax Band: D - £1993.41 – 2023.

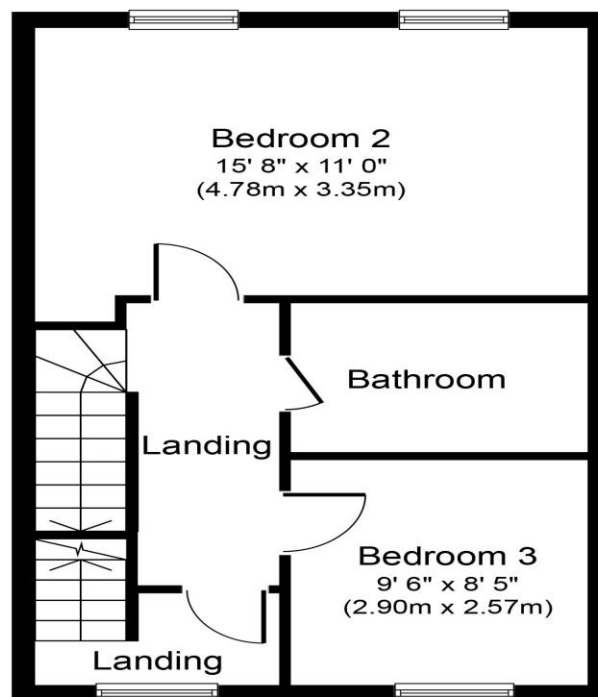
**EPC RATING:** B – report available upon request.

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

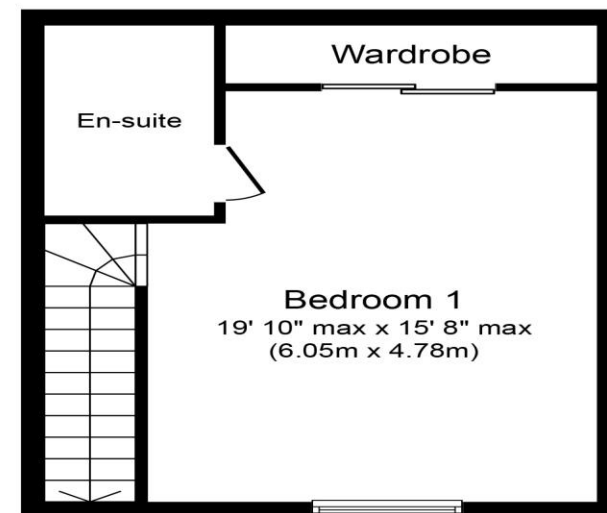
**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



**Ground Floor**  
Approximate Floor Area  
424 sq.ft.  
(39.4 sq.m.)



**First Floor**  
Approximate Floor Area  
424 sq.ft.  
(39.4 sq.m.)



**Second Floor**  
Approximate Floor Area  
307 sq.ft.  
(28.5 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.



