



**56 Barons Road,  
Bury St. Edmunds, Suffolk.**

**DAVID  
BURR**

# 56 BARONS ROAD, BURY ST. EDMUNDS, SUFFOLK. IP33 2LW

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 well-presented link-detached house occupies a lovely position within a well-regarded residential area close to West Suffolk Hospital and enjoys views over the rooftops of the town towards the Cathedral tower. The property has been sympathetically enlarged and is further complemented by gas fired heating, a south facing garden and a 27ft garage/workshop.

## **A well-presented link-detached house with south facing garden and 27ft garage/workshop.**

**ENTRANCE VESTIBULE:** Tiled floor, fitted shelving, cloaks cupboard and opening to:-

**ENTRANCE HALL:** A spacious area with a useful storage cupboard, staircase off and **STUDY AREA.**

**SITTING ROOM:** Fireplace with feature oak mantel over and inset multi-fuel stove on a slate hearth. Light oak wood floor running throughout and a wall of glass providing lovely views over the garden and incorporating double doors opening on to terracing.

**DINING ROOM:** With a feeling of space created by the large opening that links to the sitting room and the further set of double doors opening to:-

**FAMILY ROOM:** A versatile addition offering potential to be a study/occasional bedroom/games room, etc. With a ceiling height rising to 10ft that includes a wood floor, a set of doors opening on to terracing and

**KITCHEN:** Fitted with an extensive range of attractive matching modern units and thick oak wood worktops incorporating a ceramic sink unit with

mixer tap over incorporating water filter. Extensive storage, integrated dishwasher, space for full height fridge/freezer and space for electric/gas range with fitted extractor hood over.

**UTILITY ROOM:** A useful room with fitted oak fronted units and worktop. Plumbing for washing machine, space for full height fridge/freezer and door to:-

**SHOWER ROOM:** Fully tiled shower cubicle, WC and wash hand basin.

### **First floor**

**LANDING:** Access to loft storage space, shelved linen cupboard and doors to:-

**BEDROOM 1:** A light room with a large picture window providing views over the rear garden.

**BEDROOM 2:** Enjoying an exceptional roof scape view taking in the Cathedral tower.

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## BEDROOM 3:

**FAMILY BATHROOM:** Bath with power shower over and side screen. WC and wash hand basin with storage below.

## Outside

To the front of the property is a large sweeping brick paved drive that provides ample **OFF-ROAD PARKING** bordered by established trees, shrubs and in turn leads to:-

**GARAGE/WORKSHOP:** 27' x 8'. With up and over door, lighting connected, power and personnel door to rear.

The south facing rear garden is one of the property's most attractive features, cleverly designed in different areas with various terraces to take advantage of the sun throughout the afternoon/evening, complemented by an expanse of lawn, established trees, shrubs, useful **STORAGE SHED**, **LOG STORE**, etc. Wildlife pond and green house. External water and lighting are connected.

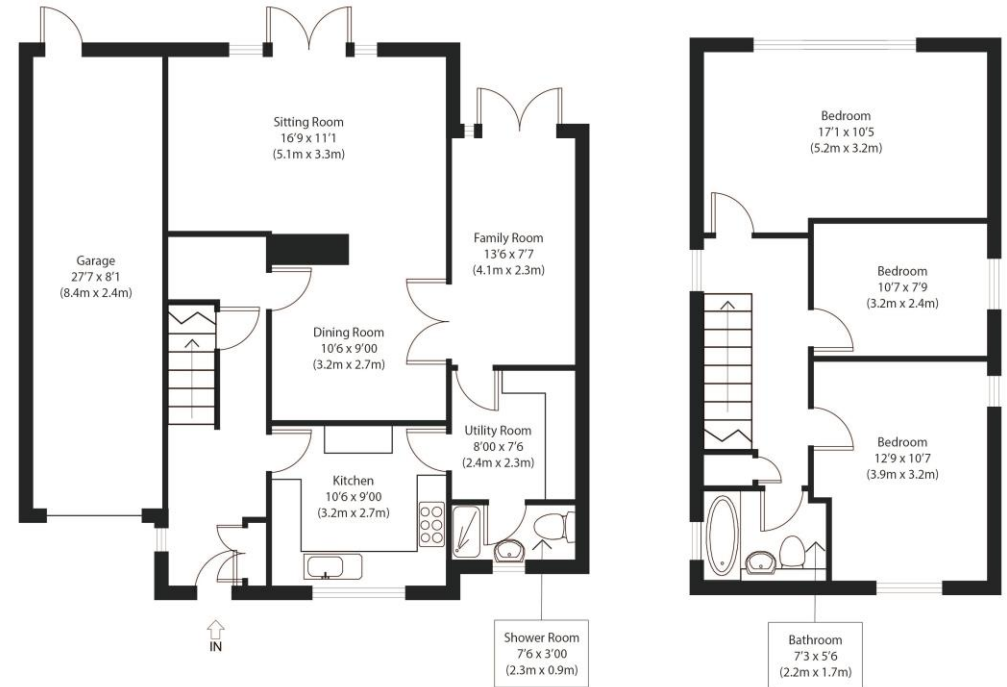
**SERVICES:** Main water, drainage and electricity. Gas fired heating.  
**NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** West Suffolk Council: 01284 763233. Council Tax Band: D - £1,993.41 – 2023.

**EPC RATING:** C – 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

First Floor

Approximate Gross Internal Area  
1535 sq ft (143 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.davidburr.co.uk

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