



**1 Westminster Drive,
Bury St. Edmunds, Suffolk.**

**DAVID
BURR**



1 WESTMINSTER DRIVE, BURY ST. EDMUNDS, SUFFOLK. IP33 2EZ

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 substantial detached house of over 3000 sq.ft. offers light, versatile, well-presented accommodation that would suit a range of different lifestyles. Further benefits include generous grounds, double garage and ample parking. **In all about 0.65 acres**

An exceptionally well-presented detached house of over 3000 sq.ft. in grounds of about 0.65 acres.

ENTRANCE VESTIBULE: 11'7" x 4'7". With a wall of glass incorporating a central door, tiled floor and in turn solid wood door bordered by glass bricks and contemporary fittings that opens to:-

ENTRANCE HALL: 17'8" x 11'1" (including staircase). A spacious area with a period feel, storage cupboard and light oak double doors opening to:-

DRAWING ROOM: A splendid room with fireplace and inset coal effect gas fire on a stone hearth. Bi-fold doors open to create a 7ft wide opening to:-

CONSERVATORY: An exceptional addition, well placed off the drawing room to make an ideal area to entertain with lovely views over the rear garden. Double doors open on to a brick paved terrace.

STUDY: A light room with views over the garden and offering potential to be a snug, play room, etc.

DINING ROOM: Accessed via a light oak door with inset glass panels.

GAMES/BEDROOM: A versatile room currently utilised as an office with a door to:-

CLOAKROOM 2: Fitted WC and wash hand basin.

GYM: With fitted matting but offering potential to be a games room, workshop, etc.

KITCHEN/BREAKFAST ROOM: Enjoying lovely views over the rear garden and finished with an extensive range of matching units, cleverly designed to incorporate extensive storage cupboards, drawers, central table area finished with thick Corian worktop that continues to incorporate a twin bowl twin drainer sink unit with mixer tap over. Integrated appliances include fridge/freezer, dishwasher, Bosch electric double oven, combination microwave/oven, electric hob and fitted De Dietrich extractor over. Light oak door to:-

UTILITY ROOM: A useful room with fitted storage cupboards, worktops and inset stainless steel sink with mixer tap over. Space for full height fridge/freezer, space for washing machine, space for tumble dryer and other appliances. Door to garden and garage.

CLOAKROOM: Fitted WC and contemporary glass wash hand basin with mixer tap over and storage below.

First Floor

LANDING: A spacious elegant area with access to loft storage space, discreetly located storage and linen cupboards and doors to:-

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PRINCIPAL BEDROOM: Enjoying views over the rear garden and fitted with extensive mirror fronted wardrobes and door to:-

EN SUITE: Luxuriously fitted with large fully tiled shower cubicle, heated towel rail, WC and 'his and hers' wash hand basins with storage below and fitted marble worktop.

BEDROOM: Overlooking the tree lined avenue.

BEDROOM: Overlooking the rear garden. Built-in double wardrobe.

BEDROOM 5: Overlooking the front garden and tree-lined avenue beyond.

FAMILY BATHROOM: Fitted with a particularly large double ended bath and separate shower over complete with folding side screen. Heated towel rail, WC and glass wash hand basin on a bespoke vanity unit.

Outside

A large sweeping tarmac drive provides extensive parking for a number of vehicles and in turn leads to:-

DOUBLE GARAGE: With twin up and over doors, light and power connected and personnel door to rear.

The grounds are one of the property's most attractive features, generous in size and divided into distinct areas with a large enclosed **private south facing terrace**, immediately behind the house designed with entertaining/dining Alfresco in mind. This opens to a large expanse of lawn, bordered by roses, colourful plants, trees and shrubs, beyond is an **established vegetable garden** complete with **GREEN HOUSE** and a further generous area of garden planted with an avenue of established lime trees. To the rear of the garden is a useful **WORKSHOP/STORE: 19'8" x 11'3"**. With light and power connected.

There is external water and lighting.

In all about 0.65 acre.

AGENTS NOTE

The property currently benefits from solar panels that provide an excellent return, have over 23 years remaining on the guarantee and also service an EV charger – these panels are available by separate negotiation.

At first floor there is a mechanical heat ventilation system that provides fresh air circulation throughout the year.

There is a large underground water tank in the front garden that rainwater runs directly into which in turn is connected to a pump for irrigation and hose use for the rear garden.

A number of the lime trees are subject to a tree preservation order.

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

LOCAL AUTHORITY: West Suffolk Council – 01284 763233. Council Tax Band: F - £2949 – 2024.

EPC RATING: C – copy of report available upon request.

BROADBAND SPEED: Up to 1000 Mbps (source Ofcom).

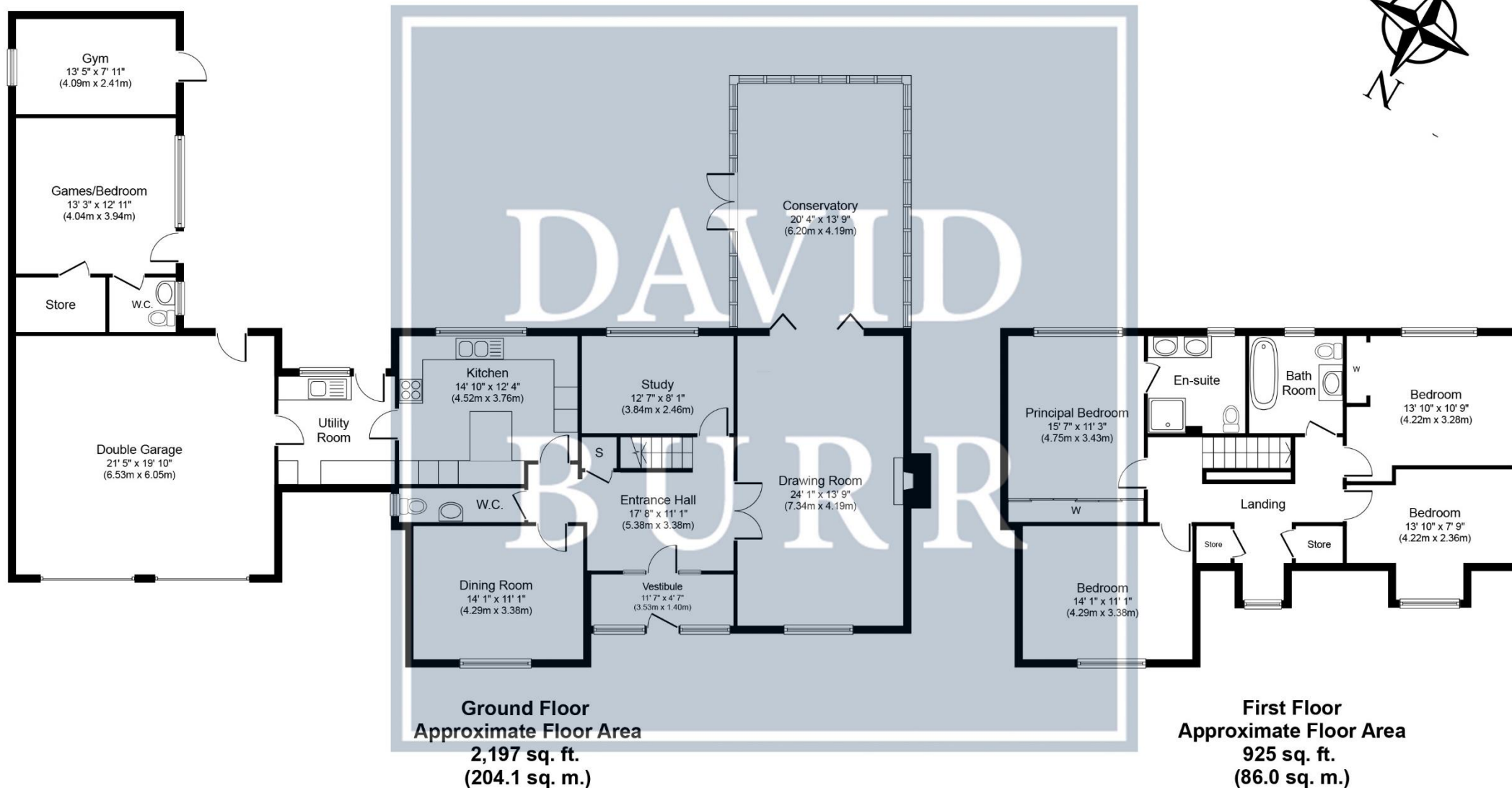
MOBILE COVERAGE: EE, Three, O2 and Vodafone (source Ofcom).

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WHAT3WORDS: ///sailing.skid.nerves.

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

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