



**24 Philip Road,  
Bury St. Edmunds, Suffolk.**

**DAVID  
BURR**

# 24 PHILIP ROAD, BURY ST. EDMUNDS, SUFFOLK. IP32 6DQ

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 semi-detached house offers versatile accommodation with a large kitchen/dining/living room being of particular note. The property has the benefit of a **120ft rear garden** making the most of its south-west aspect and is further complimented by **OFF-ROAD PARKING** and a **GARAGE**.

## An attractive semi-detached house with versatile accommodation, off road parking, garage and a 120ft long garden.

**ENTRANCE HALL:** An inviting area with dado rail, fitted barrier matting, staircase off, large storage cupboard and light oak doors to:-

**SITTING ROOM:** 13'8" x 13'4" (4.16m x 4.06m). Large bay window with fitted shutters. Fireplace with inset log burning stove, oak mantel over, granite hearth below and display shelving either side.

**RECEPTION ROOM/BEDROOM:** 12' x 11'7" (3.65m x 3.53m). A versatile room that could be utilised as a playroom, dining room, etc. Incorporating a wall of glass with a set of double doors opening on to decking and the garden beyond.

**KITCHEN/DINING/LIVING ROOM:** 18'4" x 18'3" (5.58m x 5.56m). An exceptional space with lovely views over the rear garden and sliding glazed doors providing natural light and opening onto decking and the garden beyond. A tiled floor runs throughout and the kitchen area has been finished with an extensive range of matching modern units and worktops incorporating single drainer sink unit, vegetable drainer and mixer tap over. Deep pan drawers and integrated fridge/freezer. Neff electric double oven, 6-ring gas hob and fitted extractor fan over. Plumbing for washing machine and door to:-

**UTILITY ROOM:** 7'10" x 6' (2.38m x 1.82m). A useful room with door to side garden. Fitted barrier matting, tiled floor and finished with a range of units and worktops that incorporate a single drainer sink unit, vegetable drainer and mixer tap over. Plumbing for washing machine and space for full height fridge/freezer.

**SHOWER ROOM:** Finished with a large double shower cubicle, heated towel rail, WC and wash hand basin.

### First Floor

**LANDING:** Doors to:-

**BEDROOM:** 13'6" x 12' (4.11m x 3.65m). Enjoying a lovely view over the rear garden. Built-in linen cupboard

**BEDROOM:** 13'8" x 11'8" (4.16m x 3.55m). With built-in 'his and hers' double wardrobe with storage above. Large bay window with roofscape view.

**BEDROOM 4:** 8'1" x 7'10" (2.46m x 2.38m). Currently utilised as a dressing room.

# 24 PHILIP ROAD, BURY ST. EDMUNDS, SUFFOLK. IP32 6DQ

**BATHROOM:** Jacuzzi bath, fully tiled shower cubicle, heated towel rail, WC and wash hand basin with storage below.

## Outside

A large tarmac drive provides ample **OFF-ROAD PARKING** for a number of vehicles and in turn leads to:-

**GARAGE:** 15'2 x 7'10" max. (4.62m x 2.38m max). With up and over door and light connected.

The rear garden is one of the property's most attractive features, measuring over 120ft by about 35ft (36.57m x 10.66m approx.) and predominantly south-west facing to take advantage of the afternoon/evening sun. There is a large area of decking designed with entertaining/dining alfresco in mind opening to a central expanse of lawn, bordered by established shrubs, trees and flower beds.

**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: C - £1815 – 2024.

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

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

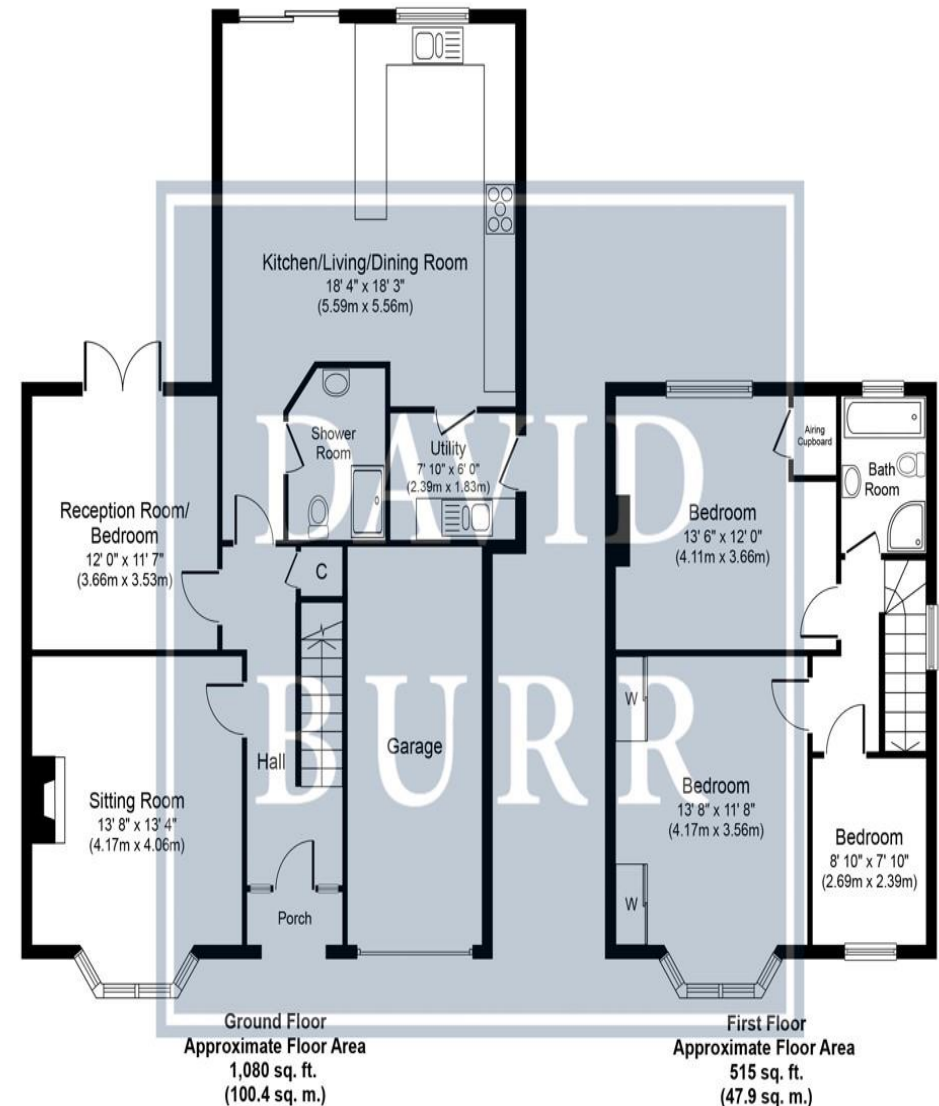
**MOBILE COVERAGE:** EE, Three, O2 and Vodafone (source Ofcom).

**NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

**WHAT3WORDS:** ///property.diverting.oasis.

**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.



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.

Copyright V360 Ltd 2024 | [www.houseviz.com](http://www.houseviz.com)

