



**59 Horsecroft Road,  
Bury St. Edmunds, Suffolk.**

**DAVID  
BURR**







# 59 HORSECROFT ROAD, BURY ST. EDMUNDS, SUFFOLK. IP33 2DT

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 spacious detached house occupies a lovely position in one of the most desirable areas of the town with quick access to countryside walks in one direction and the town centre amenities in the other. The property has been cleverly enlarged to provide spacious, well-appointed accommodation to suit a range of different lifestyles and is further complemented by a double garage, extensive parking and a large garden. **In all about 0.36 acres.**

## **A detached house with a double garage, ample parking, large garden all within a leafy well-regarded residential area.**

**ENTRANCE HALL:** A spacious inviting area with a staircase off, useful storage cupboard. Opening to:-

**RECEPTION HALL:** Double doors opening to:-

**DRAWING ROOM:** An exceptional space full of character with wood block flooring, walls of sloped glass, wood panelled ceiling and a log burning stove on a tiled hearth. Double doors open onto terracing and the garden beyond.

**DINING ROOM:** Useful recessed storage/drinks cupboard, slim casement window and a set of double doors opening onto terracing and the garden beyond.

**SITTING ROOM:** A versatile space that could be a 5<sup>th</sup> bedroom and currently utilised as an office with a large bay window and pine wood flooring.

**BEDROOM:** A lovely view over the rear garden. 2 built in wardrobes and a door to:-

**ENSUITE BATHROOM:** Bath with shower attachment over and side screen. WC and wash hand basin.

**KITCHEN/BREAKFAST ROOM:** A light room with a large bay window and cleverly fitted with an extensive range of attractive matching modern units including deep pan drawers, thick worktops, sink, attractive wall tiling, storage cupboards and a range of integrated appliances that includes a fridge, dishwasher, Neff electric oven, microwave combination oven, 5-ring gas hob and extractor fan over.

**UTILITY ROOM:** A useful room with quarry tiled floor, fitted storage cupboards, space for fridge/freezer, plumbing for washing machine and worktop with inset sink and mixer tap over. Stable door to garden.

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

### **First Floor**

**LANDING:** Large walk-in linen/store cupboard, further walk-in (with some restricted head height) storage area. Opening to:-

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**MAIN LANDING:** Access to loft storage space and door to:-

**BEDROOM 1:** Extensive fitted wardrobes and mezzanine area that includes a 7'8" high wall of glass. Door to:-

**EN SUITE:** A spacious room with a large full tiled shower cubicle, heated towel rail, WC and wash hand basin set in vanity unit with storage below.

**BEDROOM 3:** Enjoying a lovely view over the rear garden. Large built-in double wardrobes.

**BEDROOM 4:** Built-in double wardrobe.

**FAMILY BATHROOM:** Bath, fully tiled shower cubicle, heated towel rail, WC and wash hand basin.

## Outside

A gravel drive provides extensive **OFF-ROAD PARKING** for several vehicles that in turn leads to:-

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

The large rear garden is one of the property's most attractive features and includes a large terrace behind the house designed with entertaining/dining Alfresco in mind that in turn opens to an expanse of lawn bordered by colourful beds, trees with an opening to the 'Secret Garden' which includes a further area of lawn, plum trees, rose beds, GREENHOUSE, etc.

**In all about 0.36 acres.**

## AGENTS NOTES

There is an Oak tree that is 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: G - £3403 – 2024.

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

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

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

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**WHAT3WORDS:** ///rocker.bidder.truffles

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

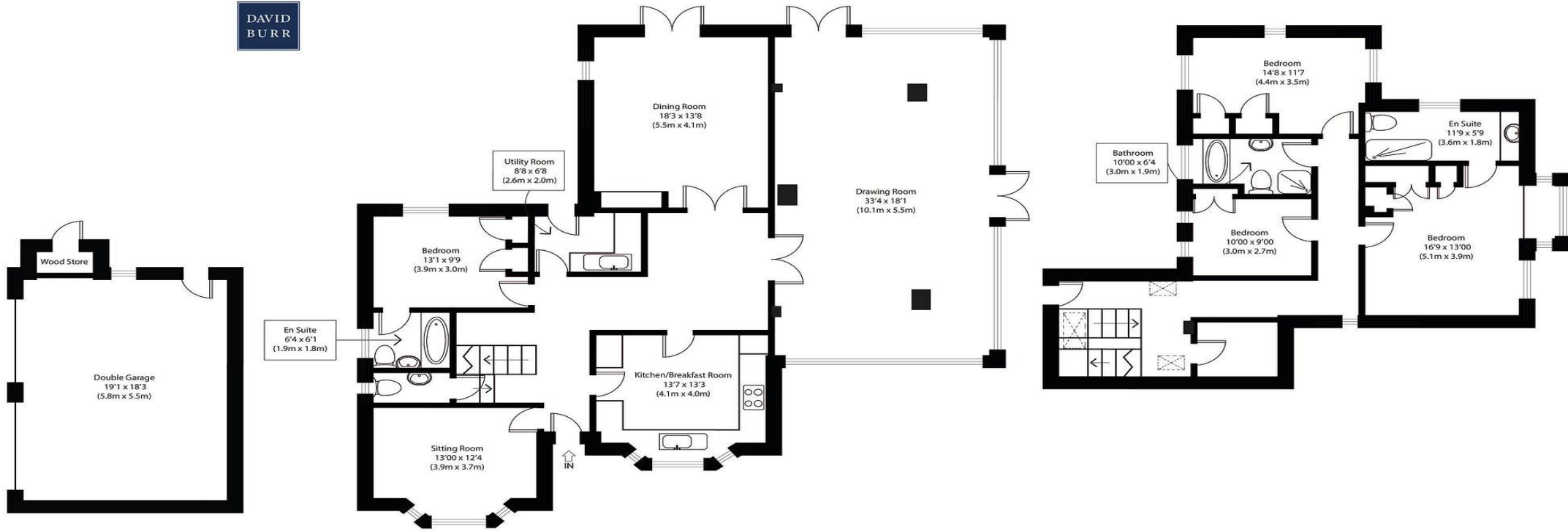
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Approximate Gross Internal Area  
Main House 2605 sq ft (242 sq m)  
Garage 350 sq ft (33 sq m)  
Total 2955 sq ft (275 sq m)

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.ojphoto.co.uk



Ground Floor

First Floor



