



**3 Douglas Close,
Bury St. Edmunds, Suffolk.**

**DAVID
BURR**



3 DOUGLAS CLOSE, BURY ST. EDMUNDS, SUFFOLK. IP33 3SQ

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.

A detached modern home built by highly regarded local builders, Messrs. Hartog Hutton, occupying a sought-after cul-de-sac address close to the Bury St. Edmunds town centre. The property has an expansive, state of the art accommodation schedule in the region of 2,700sq.ft. including a bespoke Kitchen/Breakfast Room, underfloor heating on the ground floor, off road parking and detached double garaging.

An immaculately presented bespoke family home with a detached double garage occupying a highly sought after address close to the Bury St. Edmunds town centre.

ENTRANCE HALL: With stairs rising to first floor, two deep storage cupboards with hanging space. Access to the principal rooms on the ground floor.

DRAWING ROOM: An expansive dual aspect reception room with French style double doors leading to the terrace abutting the rear of the property and an ornate inset fireplace with stone hearth and surround.

KITCHEN/BREAKFAST/DINING ROOM: Forming the hub of the home, fitted with particularly high specification matching wall and base units and a central island breakfast bar. Integral appliances include a full height fridge and freezer, a dishwasher, hob with inset extractor, dual ovens and a ceramic butler sink inset with mixer tap and boiling water tap. The room is finished with a window to side and French style double doors opening onto the terrace abutting the side terrace. Door to:-

PRINCIPAL BEDROOM: Substantial king size bedroom suit comprising a double bedroom with access to the **WALK-IN WARDROBE:** With automatic light and hanging space.

EN-SUITE SHOWER ROOM: Automatic light on entry and white suite comprising WC, hand wash basin with storage under, corner shower with glass sliding doors and chrome heated towel rail.

UTILITY ROOM: With a range of wall and base units and spaces for further white goods to include a washing machine and tumble dryer. Inset stainless steel sink with drainer and mixer tap. Personnel door to side access ideal for entry/exit with pets.

BEDROOM 4/DINING ROOM: A versatile space located on the ground floor and currently used as an additional double bedroom but equally useable as a further reception room/dining room. Integrated storage.

CLOAKROOM: White suite comprising WC, hand wash basin with storage under and frosted window to front aspect.

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First Floor

LANDING: With window to rear aspect and door to:-

BEDROOM 2: Equally useable as a principal bedroom suite, comprising a substantial double bedroom with integrated wardrobe and door to:-

ENSUITE SHOWER ROOM: With white suite comprising WC, hand wash basin, corner shower with glass sliding door and chrome heated towel rail.

BEDROOM 3: A generous double bedroom with two integrated wardrobes and window to front aspect.

BEDROOM 5: A double bedroom with integrated storage and window to front aspect.

FAMILY BATHROOM: With white suite comprising WC, hand wash basin with storage under, panel bath with shower attachment over and bath/shower screen, chrome heated towel rail and frosted window to rear.

Outside

The property occupies a quiet cul-de-sac location situated at the end of a private no-through road. A tarmacked driveway leads to the front elevation of the property, to the left of which is the driveway providing **OFF-ROAD PARKING** for a number of vehicles as well as providing access to the:-

DETACHED DOUBLE GARAGE: With dual electric up-and-over doors to the front elevation and a personnel door to the side. The garage is equipped with power and light and has been built to a high standard, providing two further parking bays.

The gardens are deliberately low maintenance in nature, to the front, they have been tastefully landscaped with a circular feature flower bed. To the rear, the gardens are predominantly laid to artificial turf set around a substantial dining terrace which is situated in the middle of the kitchen/breakfast room and double garage, providing privacy to all sides. There is personnel access along the side of the property and borders are clearly defined by fencing to all sides.



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AGENTS NOTE

Please note that the property is situated at the end of a privately maintained track.

CONSTRUCTION TYPE: Brick.

SERVICES: Main electricity, water and drainage 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: E - £2,550.03 – 2024/45.

EPC RATING: Awaiting report.

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

MOBILE COVERAGE: EE, Three, 02 and Vodafone – outdoor, likely (source Ofcom).

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WHAT3WORDS: ///vans.diagram.butterfly.

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.



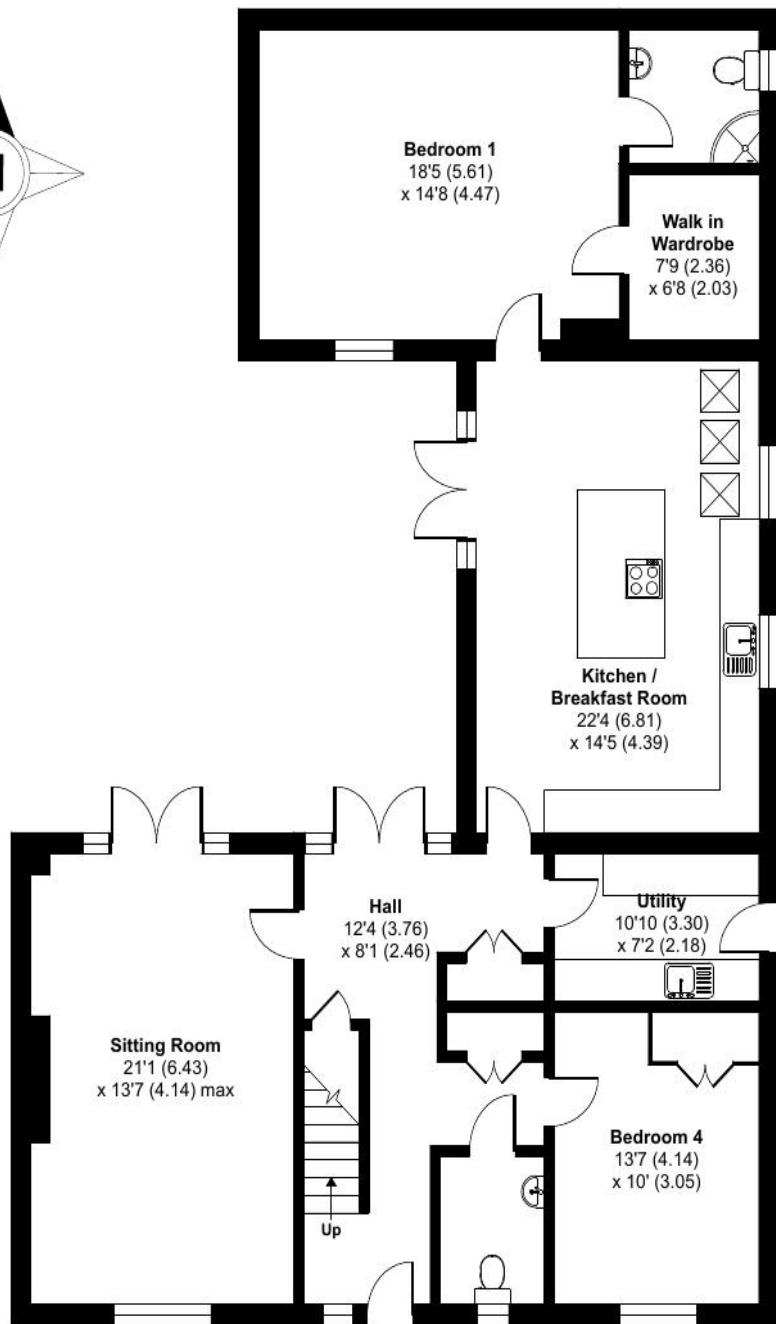
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Approximate Area = 2321 sq ft / 215.6 sq m

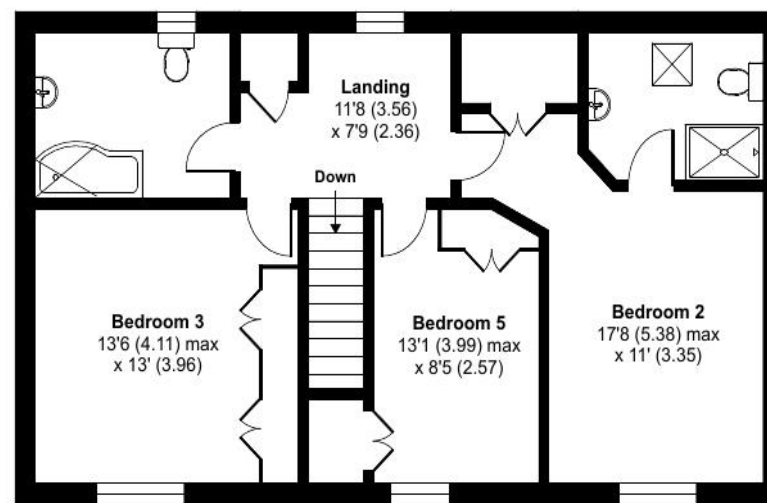
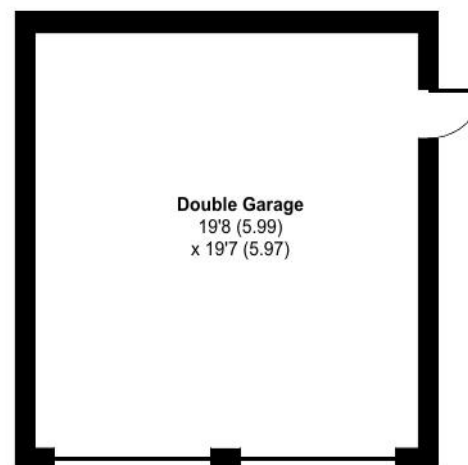
Garage = 386 sq ft / 35.9 sq m

Total = 2707 sq ft / 251.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



