



**53 Pettits Drive,
Bury St. Edmunds, Suffolk.**

**DAVID
BURR**

53 PETTITS DRIVE, BURY ST. EDMUNDS, SUFFOLK. IP32 6GT

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 well-presented 2-bedroom home finished to a good specification with a number of notable cosmetic improvements carried out by the current owners with the added benefit of off-road parking.

A spacious and well-presented 2-bedroom home with off-road parking and convenient access to the Bury St. Edmunds town centre.

ENTRANCE HALL: Door to:-

CLOAKROOM: With white suite comprising WC and hand wash basin.

SITTING ROOM: Partly panelled with window to front aspect and ample space for informal entertaining with stairs rising to the first floor. Door to:-

KITCHEN/DINING ROOM: Well appointed with attractive wall and base units with worksurfaces over. Integrated appliances include a fridge/freezer, dishwasher, one and a quarter bowl butler sink inset with drainer and mixer tap, gas 4-ring hob with extractor over, oven and space for washer/dryer. Ample space for informal dining/entertaining and there are French style double doors opening on to the terrace abutting the rear of the property.

First Floor

LANDING: Door to:-

PRINCIPAL BEDROOM: A substantial double bedroom with ample spaces for freestanding furniture and window to rear aspect.

BEDROOM 2: Window to front aspect.

BATHROOM: With white suite comprising WC, hand wash basin, panelled bath with shower attachment and shower screen. Chrome heated towel rail.

Outside

The property has proportionate rear gardens, predominantly laid to lawn with a terrace abutting the rear of the property and block paved walkway leading to the gate with direct access to the **PARKING** area. There is a specimen apple tree and storage **SHED** within the grounds and the boundaries are defined by a combination of fencing and walls.

SERVICES: Main water, drainage and electricity 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: B - £1,699.34 - 2025/26.

EPC RATING: B.

53 PETTITS DRIVE, BURY ST. EDMUNDS, SUFFOLK. IP32 6GT

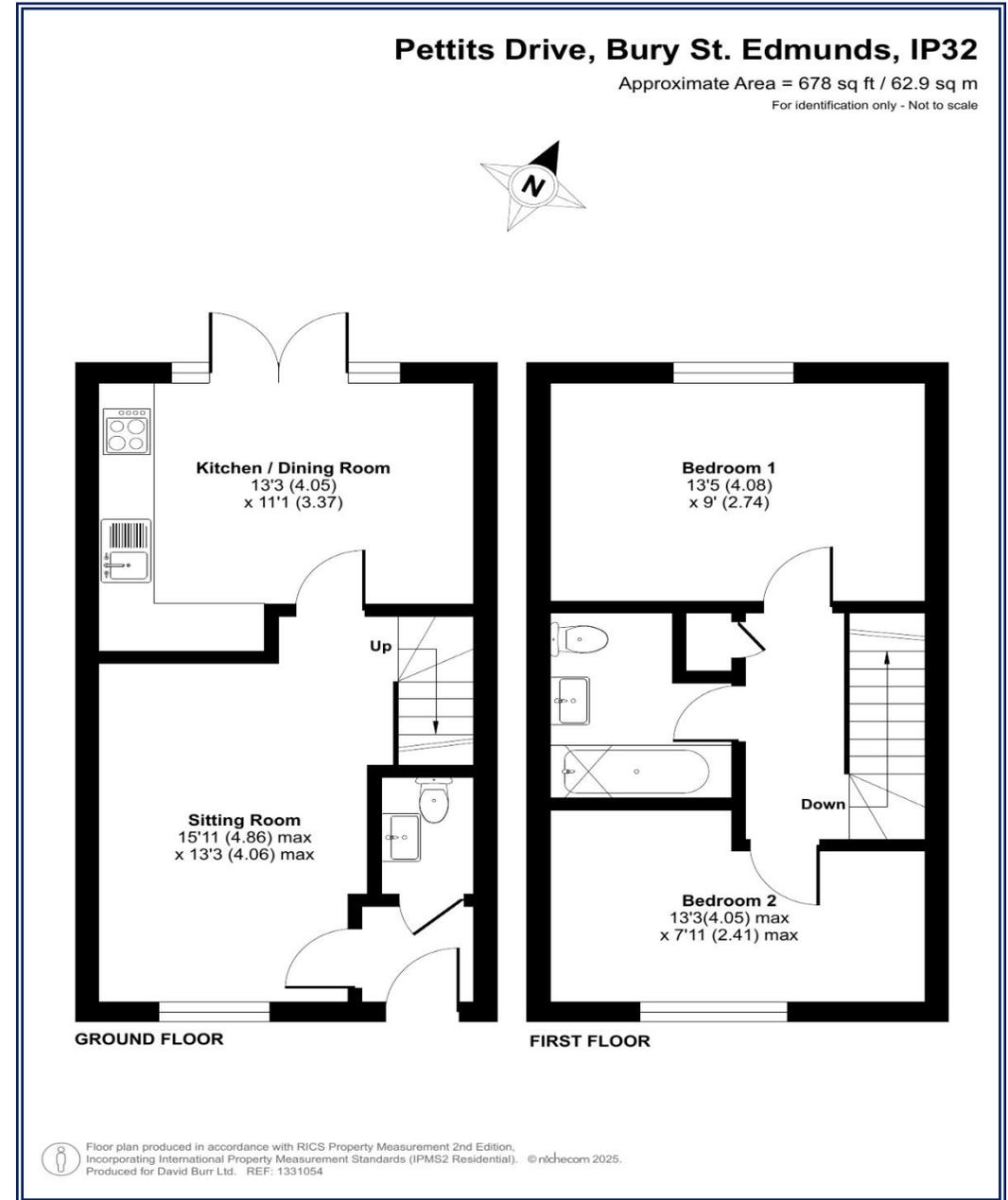
BROADBAND SPEED: Up to 1800 Mbps (source Ofcom).

MOBILE COVERAGE: EE, Three, 02 and Vodafone – outdoor, good (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: ///speaking.blues.zinc.

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.



Bury St Edmunds 01284 725525 Leavenheath 01206 263007 Clare 01787 277811 Castle Hedingham 01787 463404 Woolpit 01359 245245

Newmarket 01638 669035 Long Melford 01787 883144 London 020 78390888 Linton & Villages 01440 784346

