



**12 West Road,  
Bury St. Edmunds, Suffolk.**

**DAVID  
BURR**

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 elegant period town house has been sympathetically enlarged and now provides light versatile accommodation whilst retaining much of the original character (fireplaces, oak wood flooring, sash windows, etc) enjoys the benefits of modern living (first floor bathroom, 15ft kitchen/breakfast room). Further benefits include a garden measuring over 100ft in depth with a south-west facing aspect.

## An elegant period house with light, spacious accommodation and south west facing garden in excess of 100ft.

**SITTING ROOM:** An elegant room with a high ceiling, large bay window complete with French shutters and finished with a light oak wood floor running throughout. Charming Victorian fireplace, ornate surround, tiled slips and moulded wood surround on a tiled hearth.

**Inner Hall:** Oak wood floor, staircase off and Suffolk pine door opening to:-

**DINING ROOM:** Oak wood floor, useful storage cupboard, former fireplace with recessed shelving and further storage below.

**KITCHEN/BREAKFAST ROOM:** An exceptional addition with a set of double doors opening onto terracing and the garden beyond. There are an extensive range of matching modern units with worktops incorporating a single drainer sink unit with mixer tap over. Space for a full height fridge/freezer and integrated appliances include a dishwasher, electric oven, 4-ring hob and extract for over. **UTILITY AREA:** Plumbing for a washing machine and further worktop space.

### First Floor

**LANDING:** Access to loft storage space with extensive fitted shelving. Doors to:-

**BEDROOM 1:** A light room with a lovely street scene view, pretty Victorian fireplace and large double height wardrobe with fitted hanging rails.

**BEDROOM 2:** Large sash window with views over the rear garden.

**BATHROOM:** A spacious room with a bath that includes period style fittings, separate shower over and side screen. Heated towel rail, WC and wash hand basin. Fitted storage cupboards.

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## Outside

The **south-west facing** rear garden is one of the most attractive features of the house, measuring over 100ft long with well placed terrace designed to make the most of the evening sun and dining Alfresco. This opens to a central expanse of lawn bordered by traditional cottage style beds fitted with colourful plants, trees and shrubs. Useful storage **SHED**.

## AGENTS NOTE

The property is situated in a conservation area.

**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 - £1854.57 – 2024.

**EPC RATING:** E – 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:** ///having.waking.modem.

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

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