



**6 Markant Close,
Bury St. Edmunds, Suffolk.**

**DAVID
BURR**



6 MARKANT CLOSE, BURY ST. EDMUNDS, SUFFOLK. IP32 7LP

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 exceptionally well-presented detached house has been sympathetically enlarged to create an outstanding open plan kitchen/dining/living room that includes a set of 16ft wide bi-folding doors opening onto the garden. The accommodation is versatile, well balanced and complemented by a double garage, ample parking and generous garden.

An exceptionally well-presented detached house with a stunning open plan kitchen/dining/living room, double garage, off-road parking and garden.

ENTRANCE HALL: A spacious and inviting area with fitted barrier matting, staircase off and light oak doors opening to:-

STUDY: A versatile space with 2 fitted work/study spaces and complemented further by useful storage cupboard and drawers.

SNUG/BEDROOM 5: A versatile room which could be a den, playroom, office, etc. Telephone point. Large walk-in storage cupboard.

KITCHEN/DINING/LIVING ROOM: A well-planned addition with a wall of glass providing views over the garden and bi-folding doors opening to create a 16ft wide opening to terracing and the garden beyond. There is a 9ft ceiling height in part of the room and the kitchen area has been finished with an extensive range of matching modern units including deep pan drawers and thick Corian worktops incorporating a sink with mixer tap over. Built-in fridge, breakfast bar, Neff electric oven, Neff combination microwave oven, wine fridge and Neff hob.

UTILITY ROOM: A useful room with a door to the side garden and space for a full height fridge/freezer. Matching fitted units and worktop with inset

stainless steel sink unit and mixer tap over. Plumbing for washing machine and space for tumble dryer.

CLOAKROOM: Fitted WC with wash hand basin and storage below.

First Floor

LANDING: A spacious galleried area with window to side aspect and cupboard housing hot water cylinder. Access to loft with fitted ladder boarding and light. Doors to:-

BEDROOM 1: A double bedroom with built-in double wardrobe and enjoying views over the rear garden. Light oak door opening to:-

ENSUITE: A spacious newly fitted room finished with a large double shower cubicle, heated towel rail, WC and wash hand basin with storage below.

BEDROOM 2: Double bedroom enjoying views over the rear garden. Built-in double wardrobe.

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BEDROOM 3: Double bedroom overlooking the front aspect. Built-in wardrobe.

BEDROOM 4: Overlooking the front aspect.

FAMILY BATHROOM: Attractive wall and floor tiles and a deep bath that includes a separate shower over and side screen. Heated towel rail, WC and wash hand basin.

Outside

A hedged front garden with large brick paved drive provides extensive **OFF-ROAD PARKING** for a number of vehicles and in turn leads to:-

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

The rear garden is one of the property's most attractive features, generous in size and designed with entertaining/dining Alfresco in mind as it includes 2 large areas of terracing to enjoy the afternoon/evening sun which are complemented further by a large open expanse of lawn and a variety of established trees. **SHED.** External electric points, lighting and water are connected.

SERVICES: Main electricity, water and drainage are connected. Gas fired heating. Fitted security alarm. **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 – 2024/25.

EPC RATING: D.

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

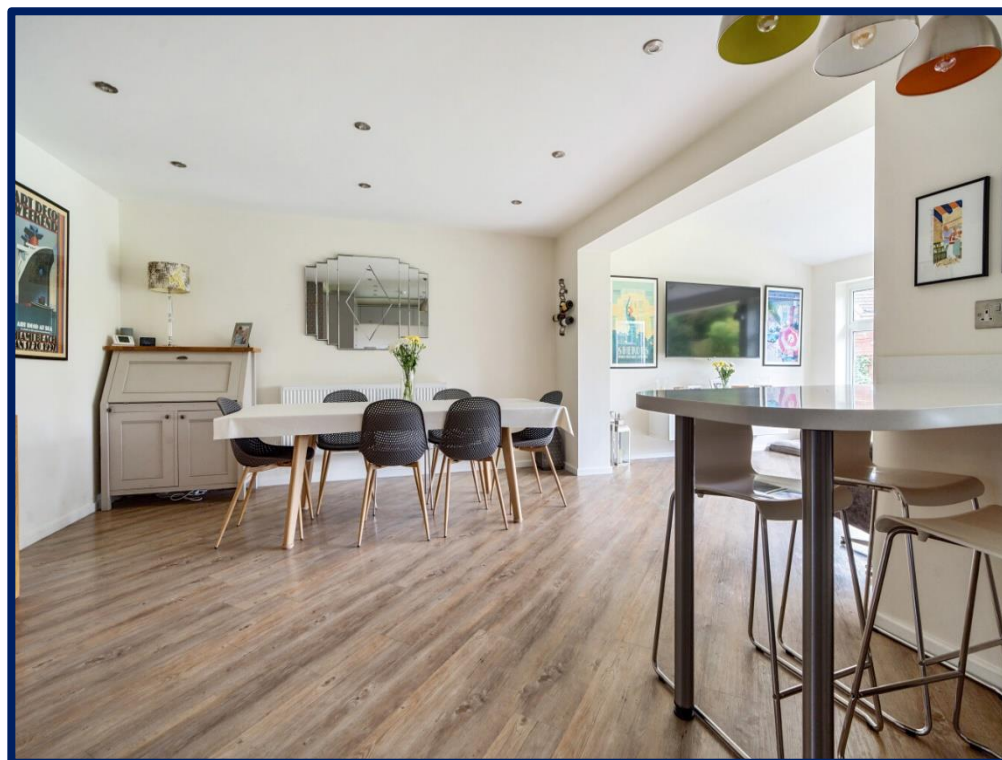
MOBILE COVERAGE: EE, Three, 02 and Vodafone – outdoor, likely (source Ofcom).

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WHAT3WORDS: ///wager.coaching.self.

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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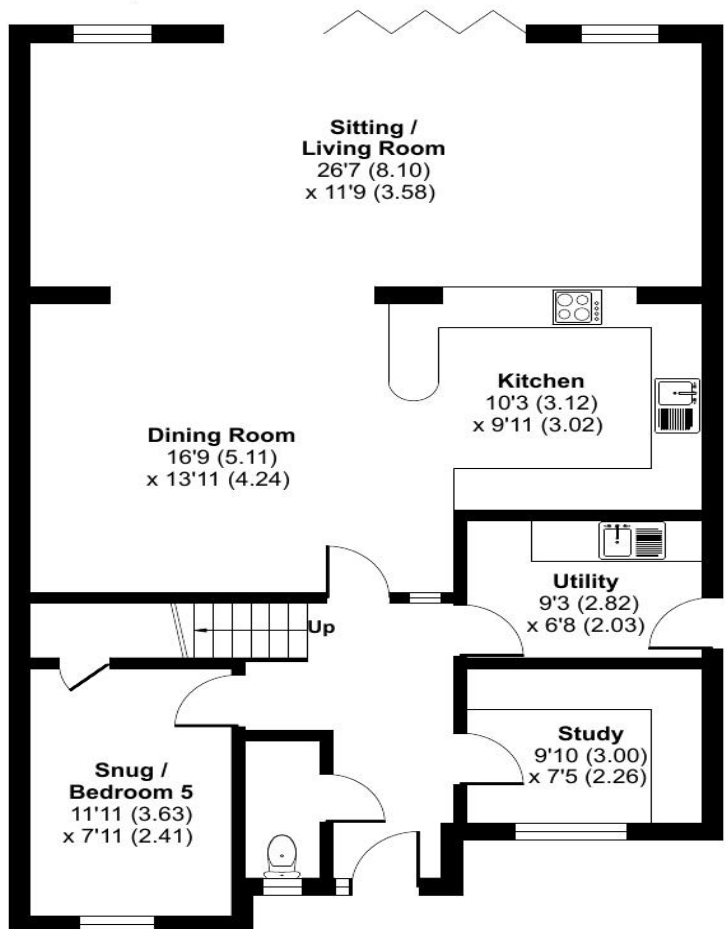
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Approximate Area = 1782 sq ft / 165.5 sq m

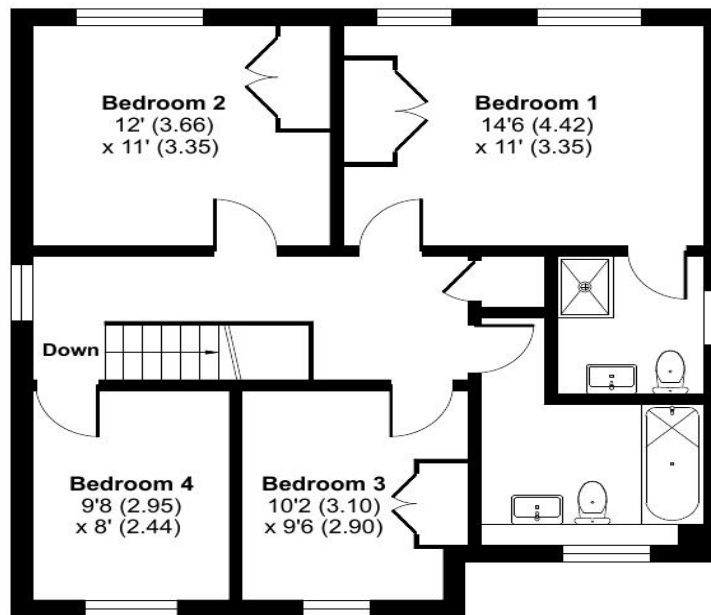
Garage = 275 sq ft / 25.5 sq m

Total = 2057 sq ft / 191 sq m

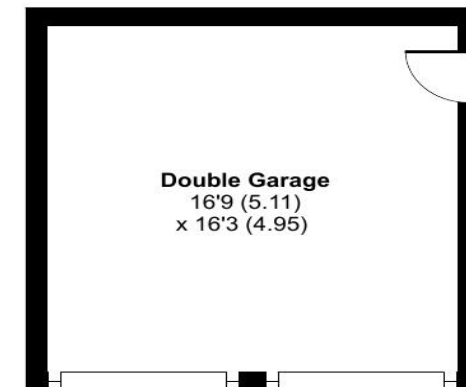
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GROUND FLOOR



FIRST FLOOR



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for David Burr Ltd. REF: 1193224

