



**28 Northgate Avenue,  
Bury St. Edmunds, Suffolk.**

**DAVID  
BURR**





# 28 NORTHGATE AVENUE, BURY ST. EDMUNDS, SUFFOLK. IP32 6AZ

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 occupies a lovely position on a leafy avenue well-placed for the train station, town centre amenities, local schooling and supermarkets. The versatile accommodation would suit a range of different lifestyles and is further complemented by off-road parking and charming established garden.

## **An exceptionally well-presented detached house in a very highly regarded residential area.**

**ENTRANCE HALL:** A light inviting area with useful recess, staircase off and multi-pane glass door opening to:-

**SITTING ROOM:** A spacious room that could be utilised as a sitting/dining room. A set of double doors open on to terracing and the garden beyond. Recessed limed oak dresser with display shelving and useful storage cupboard below. Feature fireplace (currently sealed).

**STUDY/SNUG:** A versatile space that could be play room, 4<sup>th</sup> bedroom, etc.

**KITCHEN/DINING/LIVING ROOM:** An exceptional room divided in to two distinct areas with the kitchen area having an extensive range of matching modern units and worktops incorporating a single drainer sink unit, vegetable drainer and mixer tap over. Integrated dishwasher and electric double oven with hob and extractor over. A large opening links to the dining/living area which is finished with feature ceiling timbers, a 10ft high vaulted ceiling, tiled flooring, feature brickwork and bi-folding door opening to create an 11ft wide opening on to terracing and the garden beyond.

**UTILITY ROOM:** A useful room with plumbing for washing machine, space for tumble dryer, extra fridge, freezer, etc. Fitted with matching units and worktops incorporating a stainless-steel single drainer sink unit and mixer tap over.

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

### **First floor**

**LANDING:** A spacious area with doors leading to:-

**BEDROOM 1:** A light room with door to:-

**ENSUITE:** Large fully tiled shower cubicle, WC and wash hand basin with storage below. Heated towel rail.

**BEDROOM 2:** A light room with views over the garden. Access to loft (boarded, light and ladder).

**BEDROOM 3:** Built-in wardrobes with storage over.

**SHOWER ROOM:** Large shower cubicle, heated towel rail, WC and wash hand basin.



## Outside

A large driveway to the front of the property provides extensive **OFF-ROAD PARKING** for a number of vehicles. The rear garden is one of the property's most charming features with a large terrace designed with entertaining/dining Al-fresco in mind opening on to a large expanse of lawn and further terrace with space for a **GARAGE** (subject to any necessary consents).

**SERVICES:** Main electricity, water and drainage are connected. Gas fired heating **NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** St. Edmundsbury Borough Council: 01284 763233. Council Tax Band: D - £1519 – 2024.

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

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

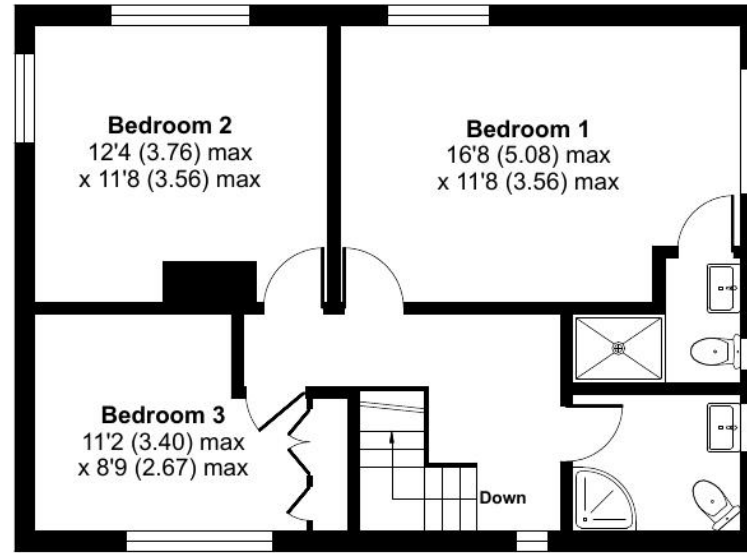
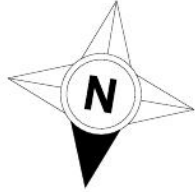
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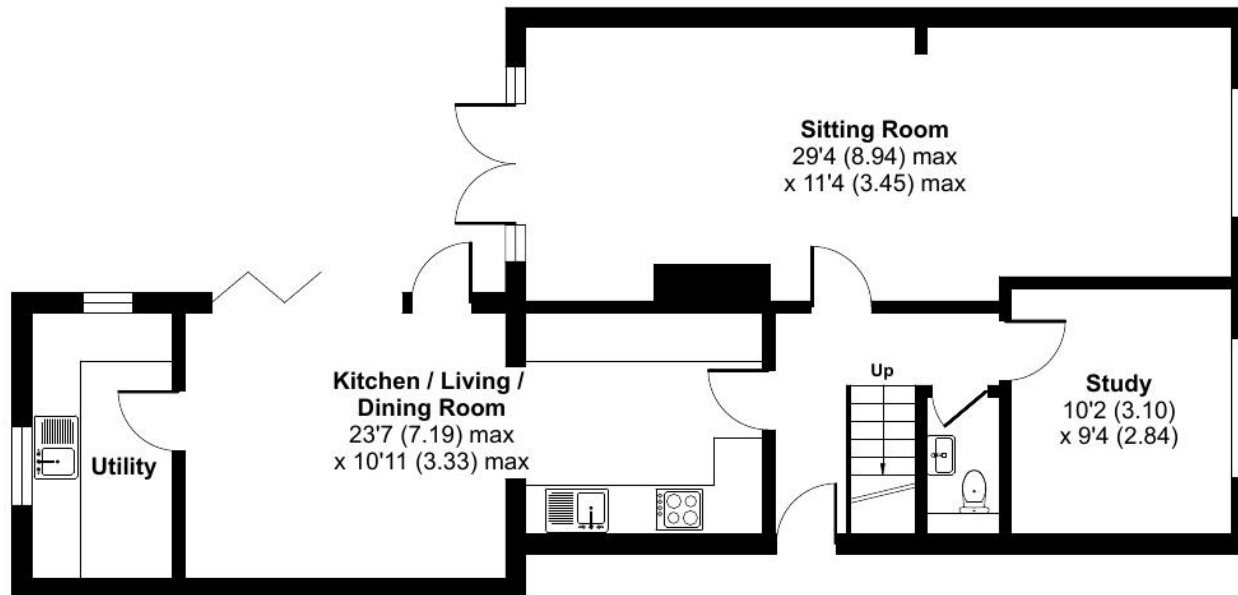
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Approximate Area = 1456 sq ft / 135.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



