



**7 East Close,  
Bury St. Edmunds, Suffolk.**

**DAVID  
BURR**







# 7 EAST CLOSE, BURY ST. EDMUNDS, SUFFOLK. IP33 1UQ

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 beautifully presented town house in a leafy edge of town centre setting with off-road parking, garaging and a delightful garden. In brief the accommodation schedule comprises 4 bedrooms, 2 bathrooms (1 ensuite), 2 reception rooms and a well-presented kitchen/breakfast room.

## A beautifully presented town house with off-road parking and garaging on the edge of Bury St. Edmunds town centre.

**ENTRANCE HALL:** With inset storage cupboard and understairs cupboard. Door to:-

**KITCHEN/BREAKFAST ROOM:** Fitted with a range of matching wall and base units with worksurfaces over. Integrated appliances include a one a half bowl ceramic butler sink inset with drainer and mixer tap. Inset dishwasher, oven with grill over and gas fired hob with extractor. Space for freestanding fridge/freezer and undercounter washer/dryer with open plan access leading to the dining area, both areas of which benefit from dual aspect windows to front and rear and personnel door leading to the terrace abutting the rear of the property.

**CLOAKROOM:** With white suite comprising WC, hand wash basin and frosted window to side.

### First Floor

**LANDING:** Door to:-

**SITTING ROOM:** A beautiful first floor reception room with dual aspect windows to front.

**BEDROOM 3:** A spacious double bedroom currently being used as an office with window to rear.

**FAMILY BATHROOM:** With white suite comprising WC, hand wash basin, panel bath and frosted window to rear.

### Second Floor

**LANDING:** Door to:-

**PRINCIPAL BEDROOM:** A substantial double bedroom with dormer window to front, integrated wardrobes and door to:-

**ENSUITE:** With a white suite comprising WC, hand wash basin and shower with glass sliding door.

**BEDROOM 2:** A spacious double bedroom with dormer window to rear.

**BEDROOM 4:** Window to rear.

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## Outside

The gardens are among the most attractive features of the property, immaculately landscaped with a dining terrace immediately abutting the rear of the property which extends to an area of formal lawn, delicately planted with a myriad of specimen trees and shrubs before extending to an area of shingle, home to various pot plants and finally a large dining terrace abutting the rearmost boundary of the plot providing views across the garden to the rear elevation of the house. The rear gardens provide personnel access to the:-

**GARAGE:** With up and over door to front and power and light connected. It is understood that there is unrestricted parking in East Close and the ability to park a car in front of the garage door.

**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 - £2,670.40 – 2025/26.

**EPC RATING:** Awaiting report.

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

**MOBILE COVERAGE:** EE, Three, 02 and Vodafone – outdoors, likely (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:** ///professed.indoors.finger.

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

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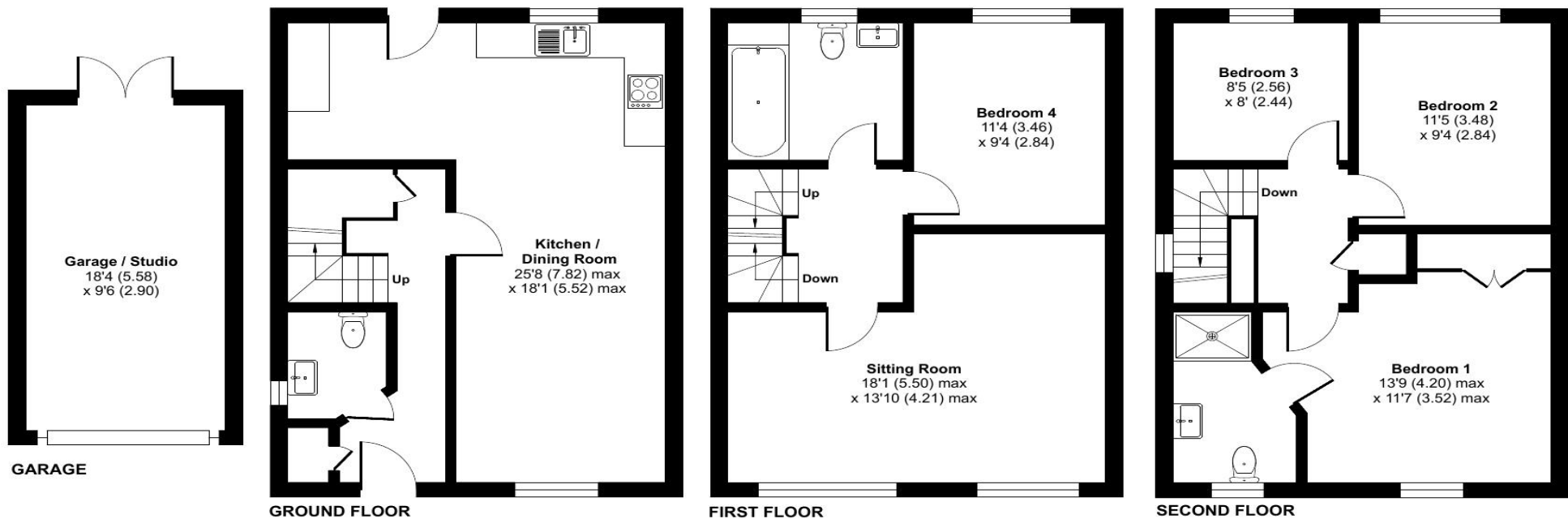
## East Close, Bury St. Edmunds, IP33

Approximate Area = 1401 sq ft / 130.1 sq m

Garage = 174 sq ft / 16.1 sq m

Total = 1575 sq ft / 146.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for David Burr Ltd. REF: 1297197

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



