



**22 St. Andrews Street North,
Bury St. Edmunds, Suffolk.**

**DAVID
BURR**

22 ST. ANDREWS STREET NORTH, BURY ST. EDMUNDS, SUFFOLK. IP33 1TH

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 splendid town house has retained many of its original features (fireplaces, high ceilings, cornicing, sash windows etc) and is very well presented throughout. The versatile accommodation has the added benefit of a charming west facing walled garden and garage/workshop.

A splendid town house with a walled west facing garden and garage/workshop.

ENTRANCE VESTIBULE: Fitted barrier matting, picture rail and charming pine door with coloured glass inset opening to:-

ENTRANCE HALL: Exposed floorboards, staircase off and door to:-

SITTING ROOM: A charming room with a large triple sash bay window, picture rail, exposed pine floorboards and charming Victorian fireplace with original grate and tiled hearth.

DINING ROOM: Full of character with a high ceiling, exposed pine floorboards, deep skirting, picture rail, storage cupboards, sash window and fireplace with space for multi-fuel stove. Opening to:-

KITCHEN: Finished with an extensive range of matching modern units and wood worktops incorporating a single drainer sink unit with mixer tap over. Large built-in shelved **PANTRY** cupboard, deep pan drawers, plumbing for dishwasher, space/point for electric/gas range and opening to:-

HALL/UTILITY: A light addition with attractive tiled floor, plumbing for washing machine, space for tumble dryer and door to garden.

Inner Hall: Space for a large American style fridge/freezer, further storage cupboard and door to:-

BATHROOM: Bath with period style shower over, heated towel rail, WC and wash hand basin. Slate tiled floor.

CELLAR: Exposed brick floor and window providing a degree of natural light and fresh air.

First Floor

LANDING: Pine floor boards and doors to:-

BEDROOM 1: A light room with 2 large sash windows providing a view of the street scene below. Decorative ornate cornicing, ceiling rose, picture rail, exposed floorboards, fireplace and built in wardrobe.

BEDROOM 2: Picture rail, painted floorboards and a sash window providing a view of the garden with rooftops beyond.

BATHROOM: A spacious room with a deep double ended ball and claw foot bath with period style fittings and shower attachment. Heated towel rail, WC and wash hand basin within a vanity unit that includes storage below. Shelved linen cupboard.

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Second Floor

Accessed via a permanently fixed ladder style staircase through a hatch in the ceiling which is an ideal hobby/office space with 2 large sash windows and pine floorboards.

Outside

To the rear of the property is access to:-

GARAGE: 18'1" x 16'10". With up and over door, light and power connected and door to the garden (access to the garage is well suited to motorbikes and small cars only).

The property's elevated front garden is full of colour and variety and subject to much attention by the current owners – awarded with a recent Bury in Bloom Award. The walled rear garden has been finished in a charming cottage style with terracing and a gravel pathway bordered by colourful plants, trees, climbing roses, etc. External water tap.

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: B - £1,622.75 – 2024/25.

EPC RATING: Awaiting report.

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

MOBILE COVERAGE: EE, Three, 02 and Three – 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: ///buzzards.flexibly.chairs.

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

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