



**7 Great Hall Drive,  
Bury St. Edmunds, Suffolk.**

**DAVID  
BURR**



# 7 GREAT HALL DRIVE, BURY ST. EDMUNDS, SUFFOLK. IP32 6FL

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 3-storey home offers versatile accommodation that would suit a range of different lifestyles. The property has been designed to incorporate roof-top views in one direction and countryside in the other, further benefits include a garage, off-road parking and **south facing** partly walled garden.

## **An exceptionally well-presented house with garage, off-road parking and partly walled south facing garden.**

**ENTRANCE HALL:** A spacious inviting area with a staircase off and doors to:-

**BEDROOM 4/FAMILY ROOM:** A versatile space that could be utilised as a bedroom, sitting room, play room, etc. Useful storage cupboard.

**KITCHEN/DINING/LIVING ROOM:** A light space with a wall of glass that incorporates a set of double doors opening onto terracing and the garden beyond. Extensive range of matching modern units and worktops incorporating a single drainer sink unit with mixer tap over. Integrated full height fridge/freezer and dishwasher. Electric double oven, 4-ring gas hob and extractor fan over.

**UTILITY CUPBOARD:** A useful area with plumbing for washing machine, space for tumble dryer and fitted worktop. Fitted WC and wash hand basin.

### **First Floor**

**LANDING:** Staircase to second floor and doors to:-

**SITTING ROOM:** Attractive hand-built display shelving and storage cupboards. With a 9ft wall of glass and double doors opening to:-

**BALCONY: 13' x 4'.** Perfectly positioned to overlook the rear garden and tree-lined avenue beyond.

**BEDROOM 3:** Enjoying far reaching field views.

**FAMILY BATHROOM:** Bath with attractive tiling, fitted side screen and separate shower over. Heated towel rail, WC and wash hand basin.

### **Second Floor**

**LANDING:** Access to loft storage space, linen cupboard and doors to:-

**BEDROOM 1:** A light room with large double doors and a Juliette Balcony which in turn provides a charming roof-scape view with trees beyond. Extensive built-in wardrobes and storage cupboards. Door to:-

**ENSUITE:** A 'Jack and Jill' that can also be utilised by Bedroom 2 and incorporating a large double shower cubicle, heated towel rail, WC and wash hand basin with storage below.

**BEDROOM 2:** With far reaching field views.

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## Outside

The property has the benefit of **OFF-ROAD PARKING** and:-

**GARAGE:** With up and over door.

The partly walled rear garden has a **south facing** aspect to take advantage of the afternoon/evening sun and incorporates a large terrace designed with entertaining/dining Alfresco in mind that in turn opens to an expanse of lawn.

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

**AGENTS NOTE:** A service charge is payable, please ask the agent for further details.

**LOCAL AUTHORITY:** West Suffolk Council: 01284 763233. Council Tax Band: D - £2,184.87 – 2025/26.

**EPC RATING:** B.

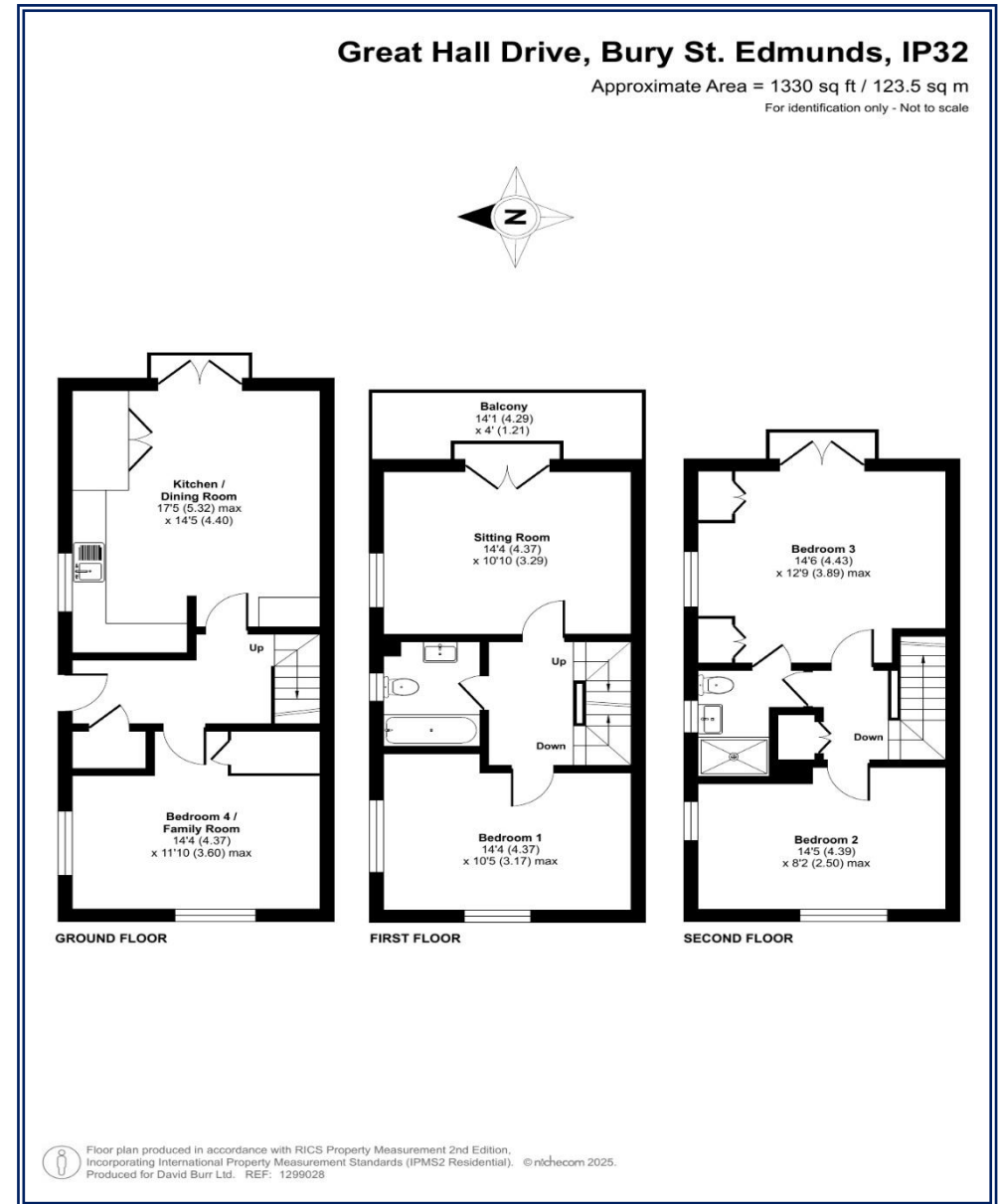
**BROADBAND SPEED:** Up to 1800 Mbps (source Ofcom).

**MOBILE COVERAGE:** EE, Three, 02 and Vodafone – outdoor, 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:** ///develop.reef.listening.

**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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