



**25 Whiting Street,  
Bury St. Edmunds, Suffolk.**

**DAVID  
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# 25 WHITING STREET, BURY ST. EDMUNDS, SUFFOLK. IP33 1NP

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 elegant town house was formerly 2 properties and offers light, spacious, versatile accommodation that would suit a range of different lifestyles. The property is particularly well placed for the town centre amenities and is further complemented by a useful cellar and garden.

## A sympathetically enlarged Grade II Listed town house with versatile accommodation and a charming garden.

**RECEPTION HALL:** A spacious inviting area with 9ft high ceiling, decorative ceiling roses, cornicing, sash window and staircase to first floor. There is a useful storage cupboard and doors to:-

**SITTING/DINING ROOM:** With a high ceiling, 2 large sash windows, cornicing, decorative ceiling mouldings, fireplace with slate hearth and moulded wood surround. Door opening to terracing and the garden beyond.

**KITCHEN/DINING/LIVING ROOM:** An exceptional space divided into 2 distinct areas with the dining/living area having a 10ft high ceiling and an emphasis on natural light with large sliding glazed doors opening to terracing and the garden beyond. The kitchen area has been finished with an extensive range of matching modern units, glass display units, shelving and worktops with inset single drainer sink unit, vegetable drainer and mixer tap over. Deep pan drawers, integrated full height fridge/freezer, dishwasher, washing machine and tumble dryer. Integrated electric oven, hob and extractor fan over. Space/point for American style fridge/freezer.

**CELLAR:** Divided into 2 distinct rooms, currently utilised as storage/workshop space but offering potential to be used more formerly as additional hobby/leisure space.

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

### First Floor

**LANDING:** Enjoying an interesting roof-scape view with the Cathedral Tower beyond. A staircase rises to the first floor and doors to:-

**BEDROOM:** A spacious room with a roof-scape view to the front through a sash window and with a view of the rear garden in the other direction. Extensive built-in wardrobes, dressing table, chest of drawers and vanity unit with inset sink and storage below.

**BEDROOM:** Sash window and large walk-in wardrobe.

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

### Second Floor

**LANDING:** Enjoying an outstanding view that takes in the Norman Tower, the Tower of St. Marys church as well as that of the Cathedral.

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**BEDROOM:** Enjoying the same view as the landing and with 2 walk-in storage cupboards.

**BEDROOM:** Exposed beams and access to loft storage space.

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

## Outside

The rear garden is one of the property's most charming features, enjoying a high degree of privacy with established boundaries of mature trees and hedging that complements the large 2-tiered terraces designed with entertaining/dining Alfresco in mind. There are raised beds filled with colourful plants, shrubs, roses, etc. To the rear is a separate pedestrian access that saves bringing bins/bikes etc through the property. External lighting and 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: E - £2,670.40 – 2025/26.

**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:** ///contents.decoded.chop.

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

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