



**51 Houghton Way,
Bury St. Edmunds, Suffolk.**

**DAVID
BURR**



51 HOUGHTON WAY, BURY ST. EDMUNDS, SUFFOLK. IP33 3FW

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 deceptively spacious and immaculately presented town house set adjacent to an attractive greensward on the outskirts of Bury St. Edmunds town centre with the added benefit of off-road parking, stunning private gardens and 4 large bedrooms.

An exceptional 3-storey town house occupying a highly regarded residential address on the periphery of Bury St. Edmunds town centre.

ENTRANCE HALL: With stairs rising to first floor and door to:-

KITCHEN/BREAKFAST/LIVING ROOM: A particularly well-appointed open plan reception space initially comprising a matching range of wall and base units set under Quartz worksurfaces with a plethora of integrated appliances to include an inset stainless-steel butler sink with drainer, mixer tap and separate boiling and chilled water tap over. Dishwasher, electric 4-ring hob, dual oven with microwave/grill function over and fridge/freezer. The kitchen follows a U-shaped layout with an integral breakfast bar which separates the living and culinary space with an informal seating area located to the rearmost part of the room with bi-folding doors opening onto the terrace abutting the rear of the property. Understairs storage cupboard housing various utilities.

UTILITY ROOM/CLOAKROOM: Accessed via the entrance hall and comprising white suite with WC and hand wash basin with electric touch operated multi-function tap over. Spaces for additional white goods in the shape of a washer/dryer as well as housing the gas fired boiler. Dual aspect frosted windows to front and side.

First Floor

LANDING: With views over the greensward and stairs rising to the second floor.

SITTING ROOM: A light and well-proportioned room with dual aspect windows to front and rear providing ample space for informal entertaining with oak effect flooring. Access to loft.

BEDROOM 3: A spacious double bedroom with dual aspect windows to rear.

BEDROOM 4: With dual aspect windows to front and side.

FAMILY BATHROOM: Well-appointed with white suite comprising WC, hand wash basin with electric touch operated mixer tap over. Panel bath with electronically operated drencher style shower head and glass shower screen. Chrome heated towel rail and electric Smart mirror with heating, light and time display function flanked by dual storage cupboards.

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Second Floor

LANDING: With 2nd loft access and airing cupboard.

BEDROOM 1: A spacious double bedroom with dual aspect windows to rear, fitted wardrobes and door to:-

ENSUITE: With white suite comprising WC, hand wash basin with electric touch operated multi-function mixer tap over. Smart mirror with dual storage cupboards and walk-in shower with electric touch operated multi-function drencher shower with both body and head jets. Chrome heated towel rail.

BEDROOM 2: Substantial double bedroom with ample space for freestanding storage and views over the adjacent greensward via dual aspect windows to front.

Outside

The property is situated at the end of a no-through road set behind black estate style railings with vehicular access to the:-

CARPORT: Providing **OFF-ROAD PARKING** for a number of vehicles.

The rear gardens are a particular delight, landscaped to a high standard and remaining deliberately low maintenance in nature. Initially comprising a substantial terrace immediately abutting the rear of the property with boundaries that have been delicately planted with a number of specimen shrubs and there is a **SUMMER HOUSE/STORE** set near-centrally to the plot.

AGENTS NOTE

The property is located on an unadopted road and subject to a twice-yearly contribution towards upkeep – for further information do speak to the selling agent.

SERVICES: Main water, drainage and electricity 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: B.

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

MOBILE COVERAGE: EE, Three, 02 and Vodafone – outdoors, likely (source Ofcom). Hyperoptic broadband.

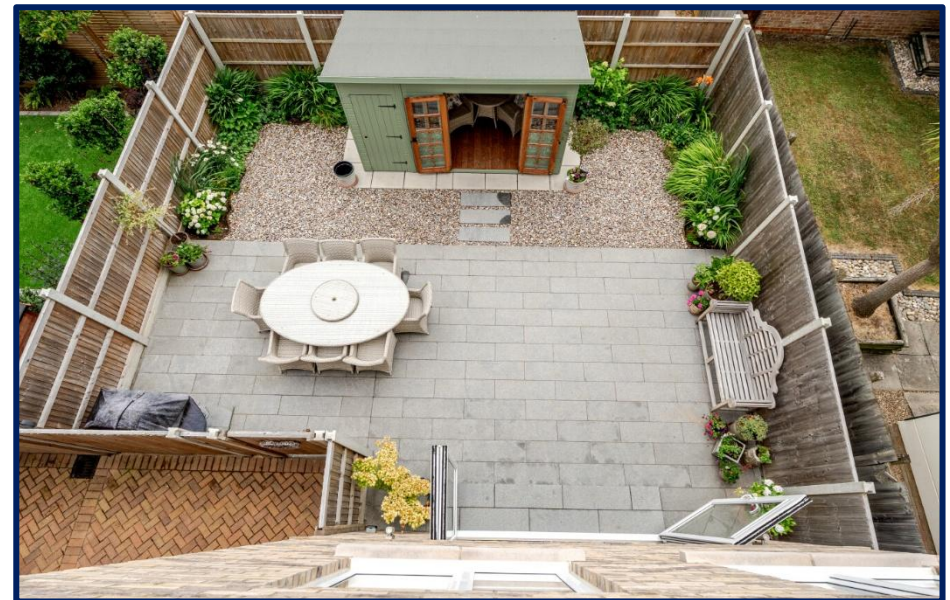
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WHAT3WORDS: ///scale.overused.stressed.

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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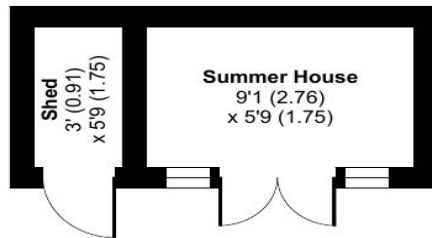
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Approximate Area = 1391 sq ft / 129.2 sq m

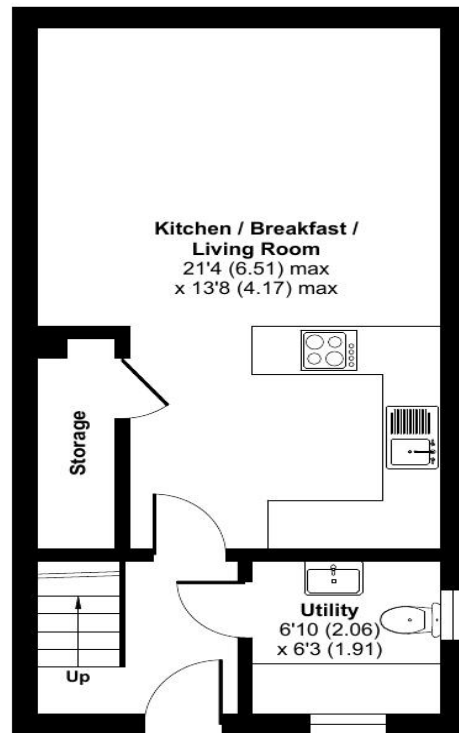
Outbuildings = 69 sq ft / 6.4 sq m

Total = 1460 sq ft / 135.6 sq m

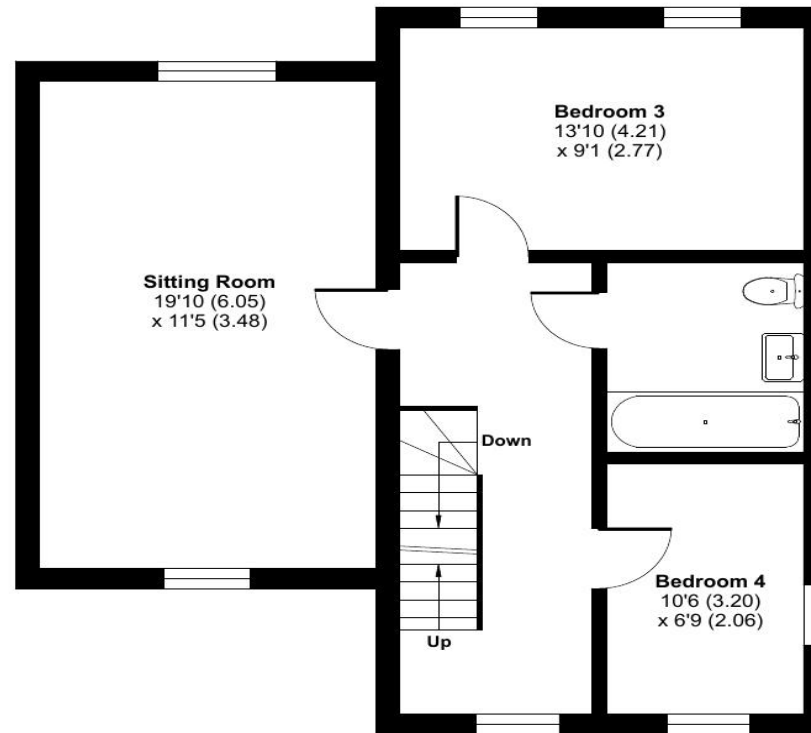
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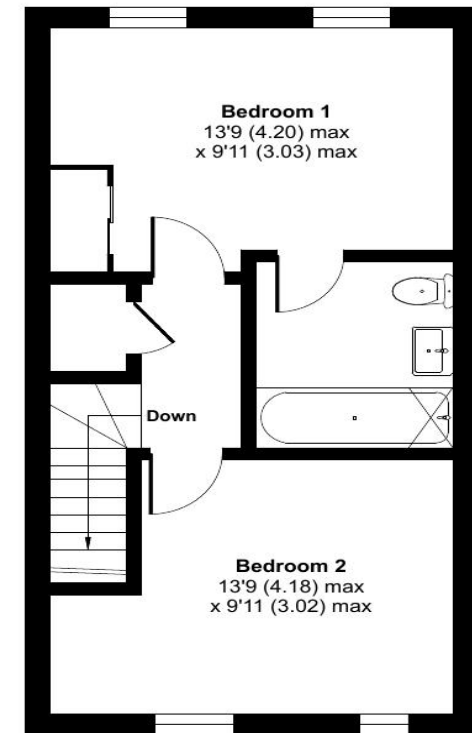
OUTBUILDING



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2025. Produced for David Burr Ltd. REF: 1313309

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Newmarket 01638 669035 Long Melford 01787 883144 London 020 78390888 Linton & Villages 01440 784346

