



**23 Downing Close,
Bury St. Edmunds, Suffolk.**

**DAVID
BURR**



23 DOWNING CLOSE, BURY ST. EDMUNDS, SUFFOLK. IP32 7HU

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.

An immaculately presented detached executive home occupying one of the most sought after addresses on the north-eastern side of Bury St. Edmunds within walking distance of the town centre and offering a versatile accommodation schedule arranged over two floors with the added benefit of double garaging, off-road parking and thoughtfully landscaped rear gardens. **In all about 0.22 acres.**

An immaculate detached executive family home occupying a sought-after address in Bury St. Edmunds town with outstanding formal gardens, off-road parking and double garaging.

ENTRANCE HALL: A light and welcoming space providing access to the principal rooms on the ground floor with door to:-

DRAWING ROOM: A spacious and versatile reception room with dual aspect windows to front and rear. Floor to ceiling glass doors overlook the rear gardens and provide access to the terrace abutting such with open plan access to:-

DINING ROOM: With window to rear aspect.

KITCHEN/BREAKFAST ROOM: Fitted with high specification wall and base units with worksurfaces over and a range of integrated appliances including a fridge/freezer, dishwasher, oven with grill function over, gas hob with extractor over, one and a half bowl stainless steel butler sink with drainer inset and mixer tap over. Ample space for informal dining. Door to:-

UTILITY ROOM: Located to the side of the property providing additional spaces for white goods including a washer and a dryer with integral storage cupboards one of which houses the gas fired boiler and the other providing useful storage space. Fitted water softener. Window to rear aspect and personnel door off.

STUDY/SNUG: A versatile space located to the side of the property with window to side aspect.

CLOAKROOM: With white suite comprising WC and hand wash basin with integral storage under.

First Floor

LANDING: With loft access and doors to:-

PRINCIPAL BEDROOM: Spacious double bedroom with window to rear aspect, integrated wardrobes and door to:-

ENSUITE: With white suite comprising WC, hand wash basin with storage under, corner shower with glass door and chrome heated towel rail. Frosted window to front aspect.

BEDROOM 2: A double bedroom with window to rear aspect.

BEDROOM 3: Double bedroom with window to front aspect.

BEDROOM 4: Window to rear.

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BEDROOM 5: Window to front.

FAMILY BATHROOM: White suite comprising WC, hand wash basin with storage under, panel bath with shower attachment over and shower screen. Chrome heated towel rail and frosted window to front aspect. Airing cupboard housing the water cylinder and storage.

Outside

The property is accessed via a sweeping block paved driveway providing **OFF-ROAD PARKING** for a number of vehicles as well as access to the:-

DOUBLE GARAGE: With electric up and over roller shutter doors and power and light connected.

The front gardens are located to either side of the entrance to the driveway and delicately landscaped comprising lawn, specimen trees and shrubs.

The rear gardens are among the most attractive features of the property, thoughtfully landscaped and initially comprising a substantial terrace abutting the rear of the property which is ideal for Alfresco dining and entertaining with a large expanse of formal lawn interspersed only by specimen trees and shrubs. A sun terrace is located toward the rear-most boundary of the property which is currently home to a **SUMMER HOUSE** and there is a useful **STORAGE SHED**. Boundaries are clearly defined by 6ft fencing to all sides and there is personnel access along the side of the property.

In all about 0.22 acres.

SERVICES: Main water, drainage and electricity and 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: F - £3,013.67 - 2024/25.

EPC RATING: C.

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

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

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WHAT3WORDS: ///motive.plantings.decisions.

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

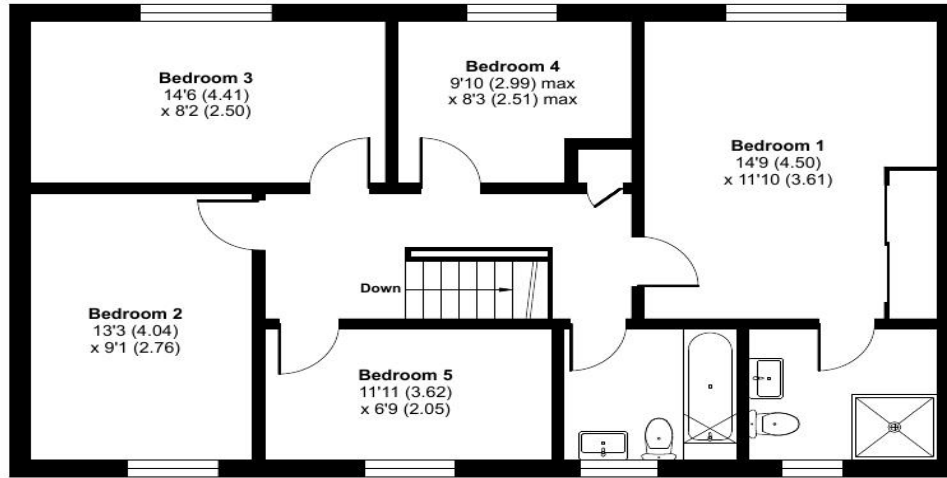
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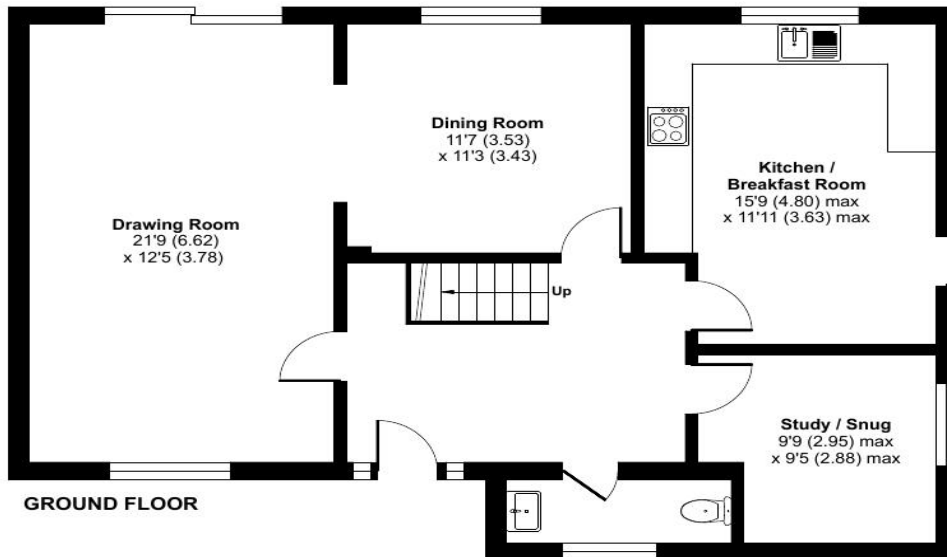
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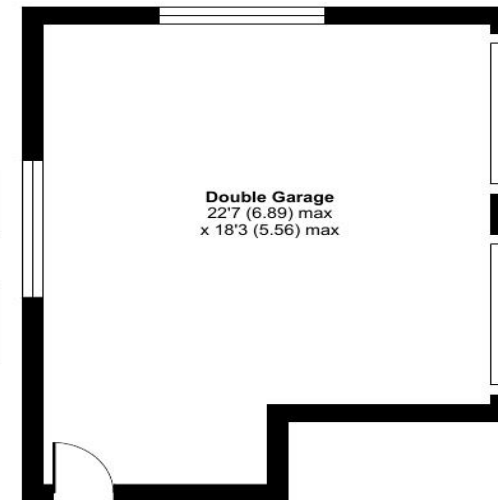
Approximate Area = 1729 sq ft / 160.6 sq m
Garage = 377 sq ft / 35 sq m
Total = 2106 sq ft / 195.6 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2025. Produced for David Burr Ltd. REF: 1256709

