



**7 Westminster Drive,  
Bury St. Edmunds, Suffolk.**

**DAVID  
BURR**







# 7 WESTMINSTER DRIVE, BURY ST. EDMUNDS, SUFFOLK. IP33 2EZ

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 executive detached family home with a generous accommodation schedule in the region of 2,700 sq.ft. occupying a substantial corner plot in this highly regarded cul-de-sac location in Bury St Edmunds. The property offers scope for cosmetic enhancements throughout with proportionate accommodation arranged over 2-floors and **gardens of approximately 0.68 acres.**

## **A rare opportunity to acquire this substantial detached family home occupying a discreet position at the end of a cul-de-sac in Bury St. Edmunds with generous grounds of approximately 0.68 acres.**

**ENTRANCE HALL:** A light and airy welcome to the property with access to principal rooms on the ground floor. There are two integrated storage cupboards, integrated shelving and display unit and stairs rising to first floor. Door to:-

**AGA KITCHEN/BREAKFAST ROOM:** Well-appointed with a range of matching wall and base units, Quartz worksurfaces over and a breakfast bar seating area to one side and storage to the other. Integrated appliances include a gas fired AGA, microwave, electric hob with extractor over, one and a half bowl butler sink inset with drainer and mixer tap over. Space for dishwasher and integrated fridge/freezer. The kitchen offers open plan access to the breakfast area and the room is dual aspect in nature with window to front and rear.

**DRAWING ROOM:** A large and versatile reception room, dual aspect in nature with windows to front and rear and the focal point of which is provided by the inset gas fire place with stone surround. Integrated shelving and cupboard. Sliding doors lead to the:-

**GARDEN ROOM:** Enjoying a south-westerly aspect overlooking the formal lawns with French style double doors leading to the terrace abutting the side of the property, idyllic for Alfresco dining and entertaining. Integrated shelving units.

**DINING ROOM/STUDY:** A versatile room located toward the rear of the property enjoying views over the rear gardens although equally capable of being used as a dining room if so desired. Integrated desk unit and shelving/filing cabinets.

**UTILITY ROOM:** Door from kitchen with spaces for further white goods to include a washer/dryer, further inset sink with drainer and mixer tap, access to boiler cupboard and personnel door to the garage.

**CLOAKROOM:** Comprising WC and handwash basin with storage under.

### **First Floor**

**LANDING:** Doors to:-

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**PRINCIPAL BEDROOM:** A substantial double bedroom with integrated wardrobes, window to front aspect and door to:-

**ENSUITE BATHROOM:** With white suite comprising WC, hand wash basin on inset storage unit, panel bath with mixer tap over and shower with glass hinged door. Integrated cupboard and vanity units.

**BEDROOM 2:** A substantial double bedroom with integrated wardrobes. Windows to rear and side aspect and door to **bathroom suite**.

**BEDROOM 3:** Double bedroom with integrated wardrobe, desk and shelf unit. Window to rear aspect.

**BEDROOM 4:** Double bedroom with integrated wardrobe and window to front.

**FAMILY BATHROOM:** Jack and Jill access from bedroom 2 and landing. Suite comprising WC, twin sinks with independent mixer taps, panel bath, corner shower with glass hinged door and dual aspect windows to rear.

## Outside

The property occupies what is arguably the best plot within cul-de-sac situated in the far corner with a sweeping driveway leading to the front elevation of the property, in turn providing **OFF-ROAD PARKING** for a number of vehicles and access to the:-

**DOUBLE GARAGE:** With dual roller shutter doors and power and light connected.

The gardens are undoubtedly one of the most attractive features of the property, wrap around in nature and largely laid to lawn, interspersed only by mature specimen trees and shrubs. There is a substantial dining terrace located to the side of the property which is idyllic for Alfresco entertaining

and this extends across the rear elevation of the property. The boundaries are clearly defined by fencing and hedging and incorporated within the grounds are **2 WORKSHOPS/STORAGE SHEDS**.

**In all about 0.68 acres.**

## AGENTS NOTE

There are a number of Tree Preservation Orders in place, for further information 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: G - £3,477.32 – 2024/25.

**EPC RATING:** C.

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

**MOBILE COVERAGE:** EE, Three, 02 and Vodafone – 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:** ///parsnips.ivory.prove.

**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.

Bury St Edmunds 01284 725525   Leavenheath 01206 263007   Clare 01787 277811   Castle Hedingham 01787 463404   Woolpit 01359 245245

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

# Westminster Drive, Bury St. Edmunds, IP33

Approximate Area = 2482 sq ft / 230.5 sq m

Limited Use Area(s) = 15 sq ft / 1.4 sq m

Garage = 423 sq ft / 39.3 sq m

Total = 2920 sq ft / 271.2 sq m

For identification only - Not to scale





