



**16 Tassel Road,  
Bury St. Edmunds, Suffolk.**

**DAVID  
BURR**

# 16 TASSEL ROAD, BURY ST. EDMUNDS, SUFFOLK. IP32 7LN

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 family home comprising four bedrooms, two bathrooms (one of which ensuite) and well-proportioned living accommodation with the added benefit of ample off-road parking, garaging and generous formal gardens to the rear. **NO ONWARD CHAIN.**

## **An immaculately presented detached family home situated on the ever-popular Moreton Hall development – offered for sale with no onward chain.**

**ENTRANCE HALL:** Stairs rising to first floor and door to:-

**SITTING ROOM:** A substantial space for informal entertaining with an inset fireplace with stone hearth/surround and a large window to the front elevation. Sliding doors open onto the:-

**DINING ROOM:** Ample space for formal dining and entertaining and sliding doors leading to the terrace abutting the rear of the property. Door to:-

**KITCHEN:** Fitted with a range of matching wall and base level units and a number of integrated appliances including a dishwasher, Neff oven with grill function over, Neff gas hob with Neff extractor over. One and a half bowl butler sink inset with drainer and mixer tap over. Central heating boiler. Space for freestanding fridge/freezer. Understairs storage cupboard and separate **LARDER** with shelving. A door leads back to the entrance hall as well as to the:-

**UTILITY ROOM:** A generous space with additional worksurfaces and sink inset with drainer and mixer tap. Space for a washer and a dryer with windows to rear elevation and personnel door leading to the terrace abutting the rear of the property. Further personnel door leading to the garage.

**CLOAKROOM:** With white suite comprising WC, hand wash basin and frosted window to front.

### **First Floor**

**LANDING:** Door to:-

**PRINCIPAL BEDROOM:** A substantial double bedroom with a wealth of fitted storage and door to:-

**EN SUITE SHOWER ROOM:** With white suite comprising WC, hand wash basin and corner shower with frosted windows to front.

**BEDROOM 2:** A spacious double bedroom with window to rear.

**BEDROOM 3:** Window to rear.

**BEDROOM 4:** Window to rear.

**FAMILY BATHROOM:** Suite comprising WC, hand wash basin and panel bath with shower attachment over. Frosted window to side aspect. Airing cupboard housing hot water cylinder.

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## Outside

The property enjoys low maintenance gardens to the front with a substantial tarmac driveway offering **OFF-ROAD PARKING** for approximately 5 vehicles with mature hedging and shrubs to one side as well as delicately planted borders with a specimen tree to the front of the plot. An electric roller shutter door leads to:-

**SINGLE GARAGE:** Light and power connected.

The rear gardens are equally delightful with a substantial area of formal lawn delicately planted borders comprising a myriad of specimen trees and shrubs. There is a terrace immediately abutting the rear of the property which is comfortably large enough for alfresco dining and entertaining. To one corner of the rear garden is a substantial **SUMMER HOUSE** surrounded by an area of decking with double doors and windows looking back at the rear of the property.

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

**CONSTRUCTION TYPE:** Brick.

**LOCAL AUTHORITY:** West Suffolk Council: 01284 763233. Council Tax Band: E - £2550.03 – 2024.

**EPC RATING:** Currently awaiting report.

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

**MOBILE COVERAGE:** EE, Three, O2 and Vodafone (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:** ///divide. drizzly.gasp.

**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.

## Tassel Road, Bury St. Edmunds, IP32

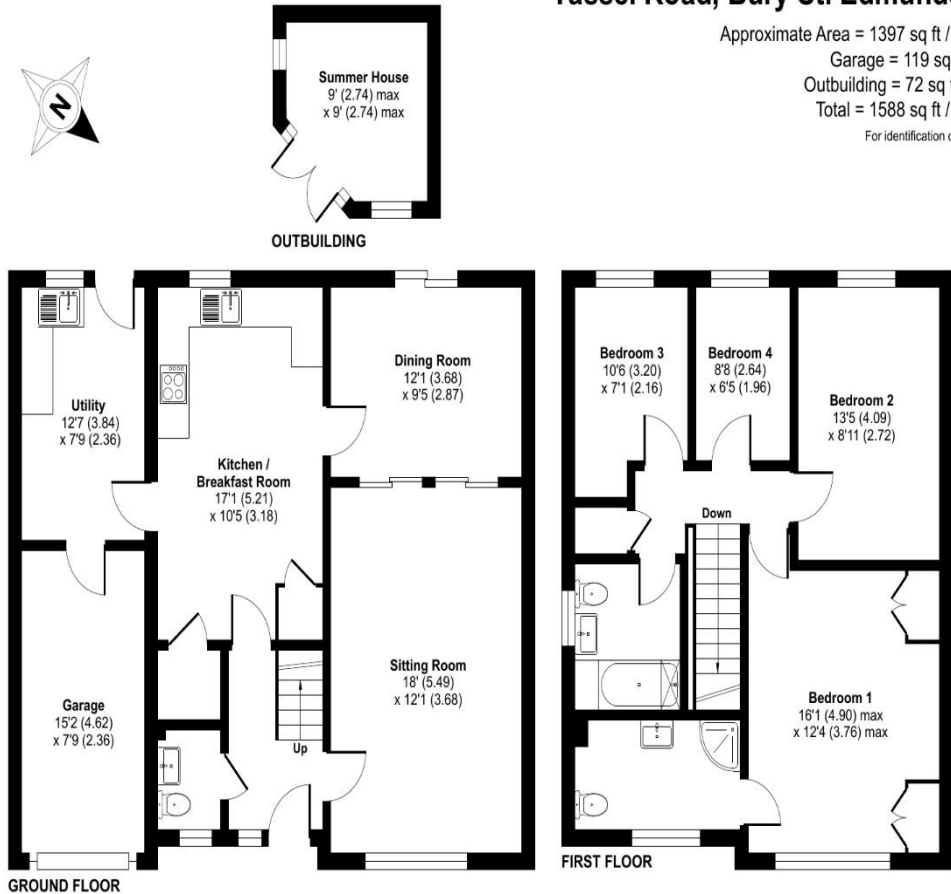
Approximate Area = 1397 sq ft / 129.7 sq m

Garage = 119 sq ft / 11 sq m

Outbuilding = 72 sq ft / 6.6 sq m

Total = 1588 sq ft / 147.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2024. Produced for David Burr Ltd. REF: 1101209

