



**34 Fen Way,  
Bury St. Edmunds, Suffolk.**

**DAVID  
BURR**



# 34 FEN WAY, BURY ST. EDMUNDS, SUFFOLK. IP33 3ZA

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 spacious town house of approximately 1600 sq.ft. in an established and leafy setting just a stone's throw from the Bury St. Edmunds town centre with the added benefit of garaging and parking. In brief the accommodation schedule comprises 4 double bedrooms, sitting room, dining room, kitchen/breakfast/living room and 3 bathrooms (2 ensembles), all of which has been arranged over 3-floors. **NO ONWARD CHAIN.**

## **A spacious town house occupying a well-regarded edge of town centre location with 4 double bedrooms, garaging and off-road parking.**

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

**KITCHEN/BREAKFAST/LIVING ROOM:** An open plan space located towards the rear of the property with views over the rear garden and integrated appliances including gas 4-ring hob with extractor over, oven under, stainless steel sink inset with drainer and mixer tap. Space for white goods to include a washing machine, dishwasher and freestanding fridge/freezer. There is a useful storage cupboard under the stairs and French style double doors opening onto the terrace abutting the rear of the property.

**DINING ROOM:** A versatile space located to the front of the property with in-built shelving and window to front aspect.

**CLOAKROOM:** With white suite comprising WC and hand wash basin.

### **First Floor**

**LANDING:** Door to:-

**SITTING ROOM:** Generous first floor reception room, the focal point for which is provided by the inset electric fireplace with ornate surround and hearth. Dual windows look out to mature trees to the front elevation.

**BEDROOM 3:** Spacious double bedroom with window to rear aspect.

**BEDROOM 4:** A spacious double bedroom with window to rear aspect.

**FAMILY BATHROOM:** With white suite comprising WC, hand wash basin and panelled bath.

### **Second Floor**

**LANDING:**

**BEDROOM 1:** A spacious double bedroom with integrated wardrobes, window to front aspect and door to:-

**ENSUITE:** With white suite comprising WC, hand wash basin and shower.

**BEDROOM 2:** Spacious double bedroom with integrated wardrobes, window to rear aspect and door to:-

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**ENSUITE:** With white suite comprising WC, hand wash basin and shower.

## Outside

The property enjoys proportionate walled gardens, predominantly laid to lawn with a terrace immediately abutting the rear of the property with a personnel gate leading to the rear courtyard. Vehicular access leads under the underpass providing access to the:-

**SINGLE GARAGE:** With up and over door to front and personnel door to side.

## AGENTS NOTE

Please note that the property has a flying freehold.

**SERVICES:** Main water, electricity and drainage 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:** C.

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

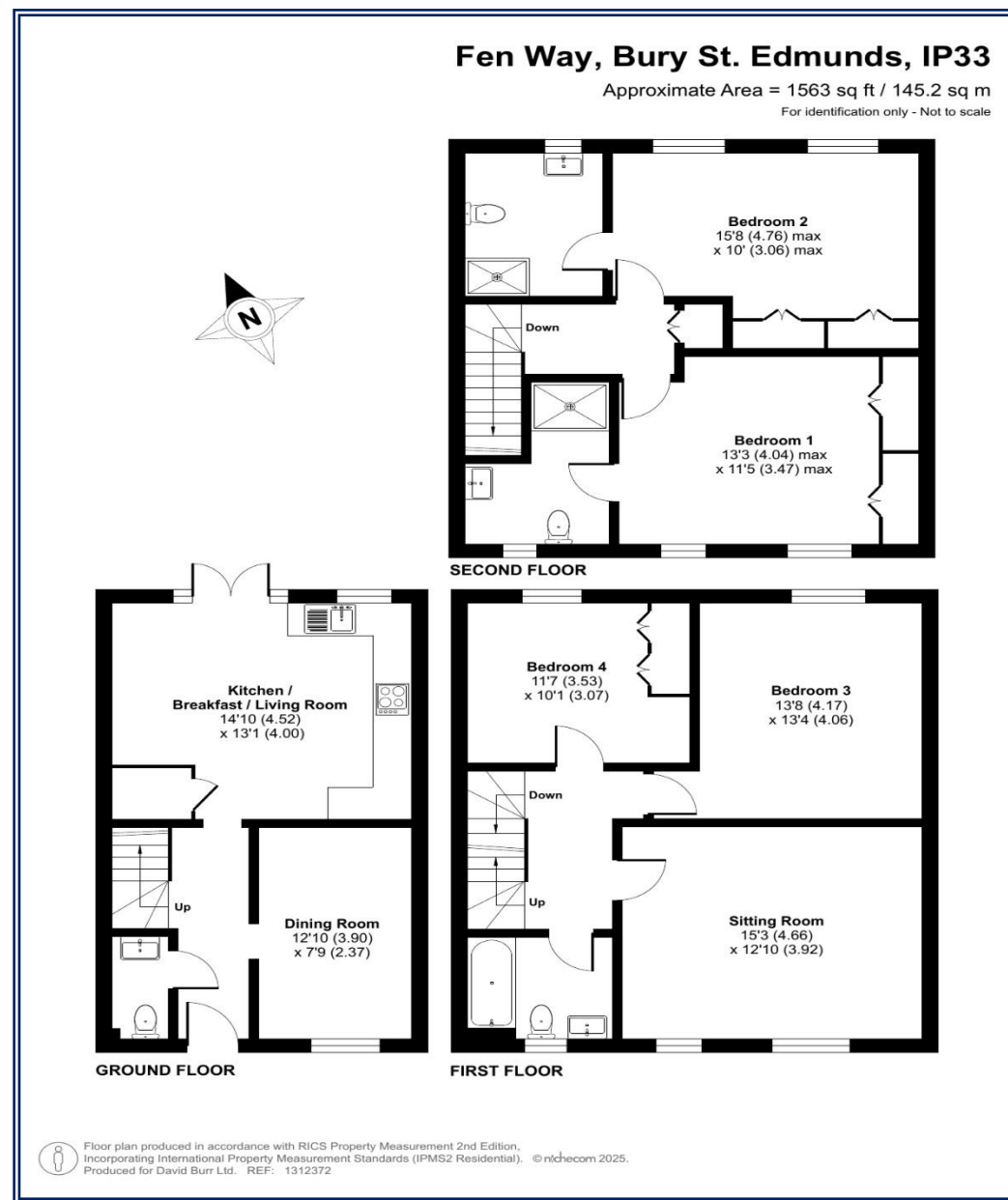
**MOBILE COVERAGE:** EE, Three, 02 and Vodafone – outdoor, likely.

(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:** ///amended.sweated.liquid.

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



