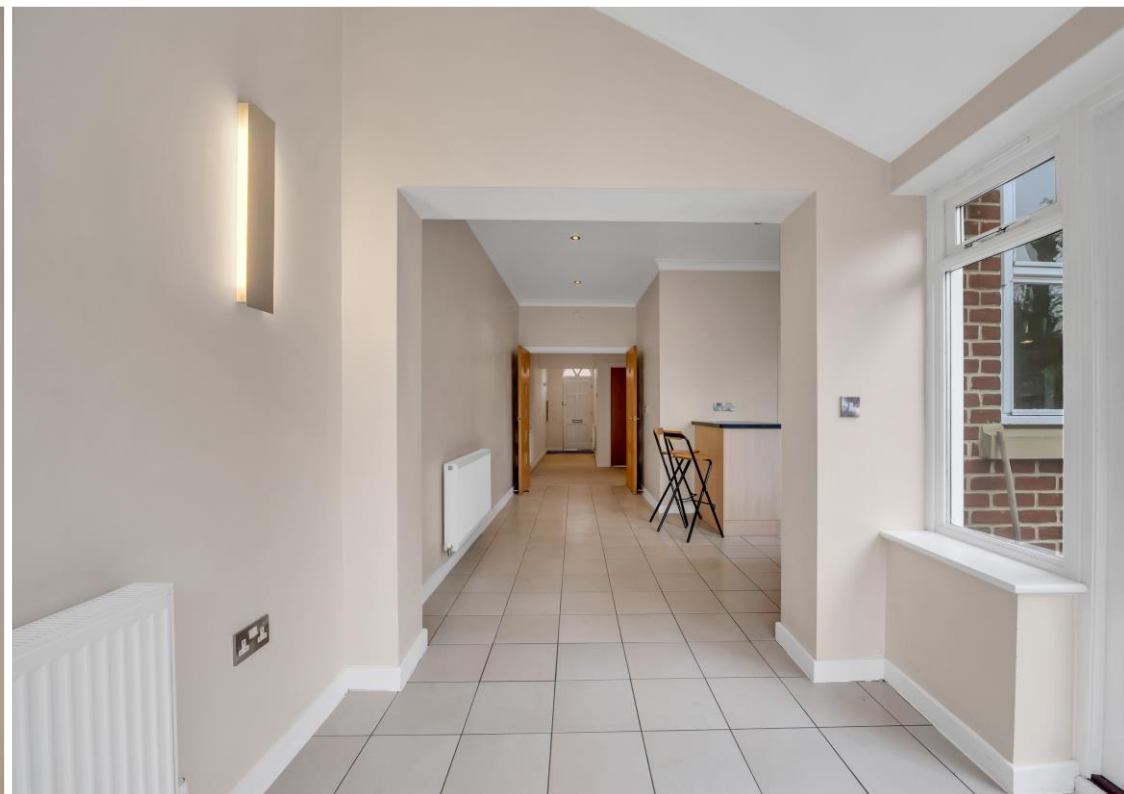




**16 Stephenson's Place,
Bury St. Edmunds, Suffolk**

**DAVID
BURR**



16 STEPHENSONS PLACE, BURY ST. EDMUNDS, SUFFOLK IP32 6BF

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 four/five-bedroom, three storey town house situated on the popular northern side of town of Bury St Edmunds Town Centre. Having been built in 2006 the property affords contemporary accommodation arranged over three floors, ideal for a family home with high ceilings, versatile rooms and easy access to a wide range of amenities. **NO ONWARD CHAIN.**

A spacious 3 storey mews style town house offered for sale with no onward chain on the periphery of Bury St. Edmunds town centre.

ENTRANCE HALL: With a light and welcoming entrance to the property with stairs rising to first floor and doors to:-

KITCHEN/BREAKFAST ROOM: 17'1" x 16'5" (5.2m x 5m). A light and airy space located to the rear of the property with a range of matching wall and base units with worksurfaces over, one and a half bowl sink inset with drainer and mixer tap over, integrated Siemens oven and Siemens gas hob with extractor over, fridge/freezer, Siemens dishwasher and also housing the gas fired boiler. Finished with windows to the rear aspect overlooking the courtyard garden as well as providing open plan access to the:-

GARDEN ROOM: 9'6" x 7'10" (2.9m x 2.4m). Providing panoramic views of the low maintenance gardens as well as having French style double doors leading to the terrace abutting the rear of the property.

STUDY/BEDROOM 5: 11'5" x 9'11" (3.5m x 3m). Situated on the ground floor offering a good degree of versatility with dual aspect windows to the front, currently set up as a study with a number of shelving units and a work area although equally capable of fulfilling the use of a ground floor double bedroom.

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

UTILITY ROOM: 7'7" x 6'3" (2.3m x 1.9m). With additional worksurfaces and storage units as well as a stainless steel sink inset drainer and mixer tap over. Plumbing for washing machine and point for tumble dryer. Integrated cupboard providing further storage.

First Floor

LANDING: With wall mounted downlighters, ceiling spot lights and double doors opening to:-

DRAWING ROOM: 16'5" x 14'1" (5m x 4.3m). Focal point set around the ornate limestone hearth with gas fire inset and double aspect windows to the rear as well as a *Juliette Balcony* with French style double doors.

BEDROOM 1: 15'9" x 15'1" (4.8m x 4.6m). A substantial master suite with 2 sets of French style double doors leading to the *first floor terrace* overlooking the central courtyard around which the properties have been built.

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ENSUITE: With white suite comprising WC, hand wash basin and shower with glass door.

Second Floor

LANDING: With wall mounted downlighters and ceiling spot lights, 2 integrated storage cupboards (1 housing the hot water cylinder), doors to:-

BEDROOM 2: 15'2" x 11'6" (4.6m x 3.5m). A double bedroom with integrated storage and dual aspect window to front.

BEDROOM 3: 13'9" x 10'2" (4.2m x 3.1m). A double bedroom with integrated wardrobes and dual aspect windows to rear.

BEDROOM 4: 13'9" x 6'3" (4.2m x 1.9m). A double bedroom with window to rear.

FAMILY BATHROOM: With white suite comprising WC, hand wash basin, panelled bath with shower attachment over and glass shower screen. Chrome heated towel rail.

Outside

The property enjoys access to the front and to the rear with provision for **parking** to the front elevation of the property as well as an allocated **parking space** upon entry to the close. To the rear a private courtyard leads to a gated entrance leading to the enclosed rear gardens which are equally useable as additional **off-road parking** spaces and low maintenance in their own right providing pretty views of the rear elevation of the property.

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

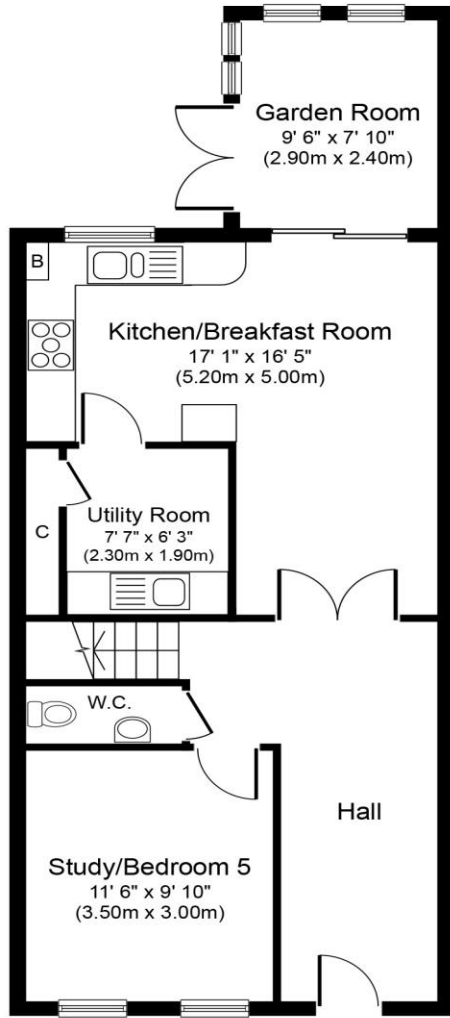
LOCAL AUTHORITY: West Suffolk Council 01284 763233. Council Tax Band: E - £2,495.00 – 2023.

EPC RATING: C – copy of the report is available upon request.

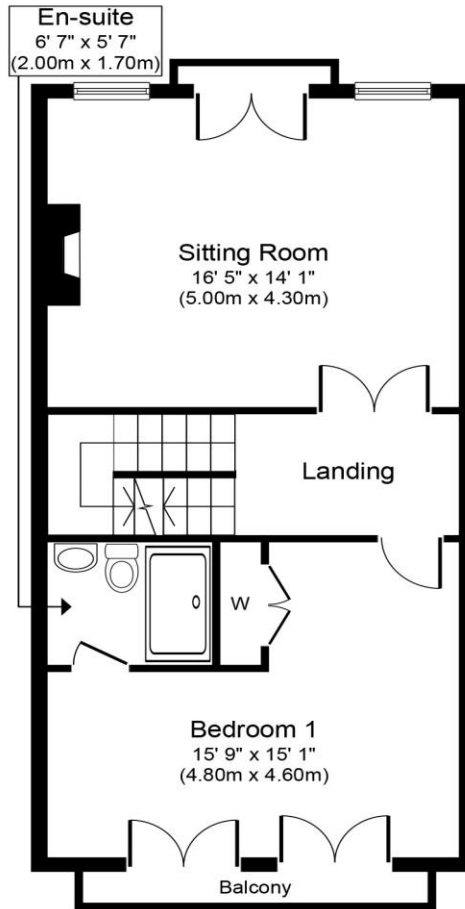
VIEWING: Strictly by prior appointment only through DAVID BURR Bury St Edmunds 01284 725525.

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.

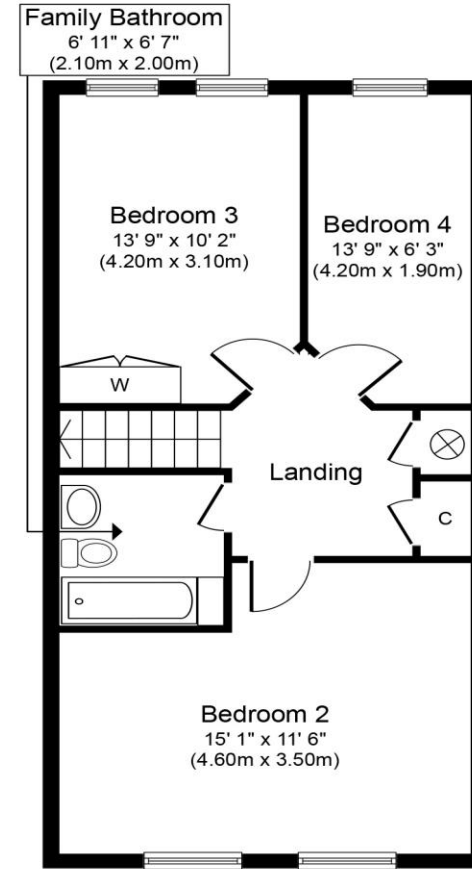
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Ground Floor
Approximate Floor Area
650 sq. ft.
(60.4 sq. m.)



First Floor
Approximate Floor Area
570 sq. ft.
(53.0 sq. m.)



Second Floor
Approximate Floor Area
570 sq. ft.
(53.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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