



**21 Bristol Road,  
Bury St. Edmunds, Suffolk.**

**DAVID  
BURR**





# 21 BRISTOL ROAD, BURY ST. EDMUNDS, SUFFOLK. IP33 2DH

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 detached executive family home on the highly regarded west side of Bury St. Edmunds town centre occupying generous grounds in the region of **0.25 acres** with an accommodation schedule including 5 bedrooms, 3 bathrooms, 2/3 reception rooms, kitchen and double garage as well as ample off-road parking for a number of vehicles. The property offers scope for modernisation in places while retaining a high degree of kerb appeal in mature grounds.

## **A spacious detached family home occupying a highly regarded residential address on the periphery of the Bury St. Edmunds town centre. NO ONWARD CHAIN.**

**ENTRANCE HALL:** With stairs rising to first floor, understairs storage cupboard and door to:-

**SITTING ROOM:** A light reception room, the focal point for which is provided by the inset log burning stove with bressummer over. Window to front elevation and open plan access leading to:-

**GARDEN ROOM:** With panoramic views of the rear gardens and French style double doors opening onto the terrace abutting the rear of the property.

**KITCHEN:** Finished with a range of matching wall and base units with fitted appliances to include an inset one and a half bowl sink with mixer tap over, 6-ring gas cooker with oven function under and grill over. Integrated dishwasher and spaces for further white goods such as a fridge/freezer and washer/dryer.

**DINING ROOM:** Located to the rear of the property, flowing nicely from the kitchen with views of the rear gardens.

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

### **First Floor**

**LANDING:** Window to the front aspect and airing cupboard housing the hot water cylinder.

**BEDROOM 1:** A substantial double bedroom with built-in wardrobes and door to:-

**ENSUITE:** Comprising WC, hand wash basin, panelled bath with mixer tap over. Shower and chrome heated towel rail.

**BEDROOM 2:** Spacious double bedroom with window to front aspect and door to:-

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

**BEDROOM 3:** Double bedroom with window to rear.

**BEDROOM 4:** Double bedroom with window to rear.

**BEDROOM 5:** Double bedroom with window to front.



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**FAMILY BATHROOM:** White suite comprising WC, hand wash basin, panelled bath and corner shower.

## Outside

The property occupies an elevated position with a drop kerb leading to the sweeping shingle driveway providing ample **OFF-ROAD PARKING** for a number of vehicles and access to the:-

**DOUBLE GARAGE:** With electric up and over door to front.

The rear gardens are a particularly attractive feature of the property, predominantly laid to lawn with a substantial dining terrace immediately abutting the rear of the house and there are a number of specimen trees and hedging within the grounds. There is a **STORAGE SHED** and Wendy House located towards the rear-most boundary.

**In all about 0.25 acres.**

**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: F - £3,155.92 – 2025/26.

**EPC RATING:** D.

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

**MOBILE COVERAGE:** Three, EE, 02 and Vodafone – good (outdoors) - (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:** ///promoting.falls.husky.

**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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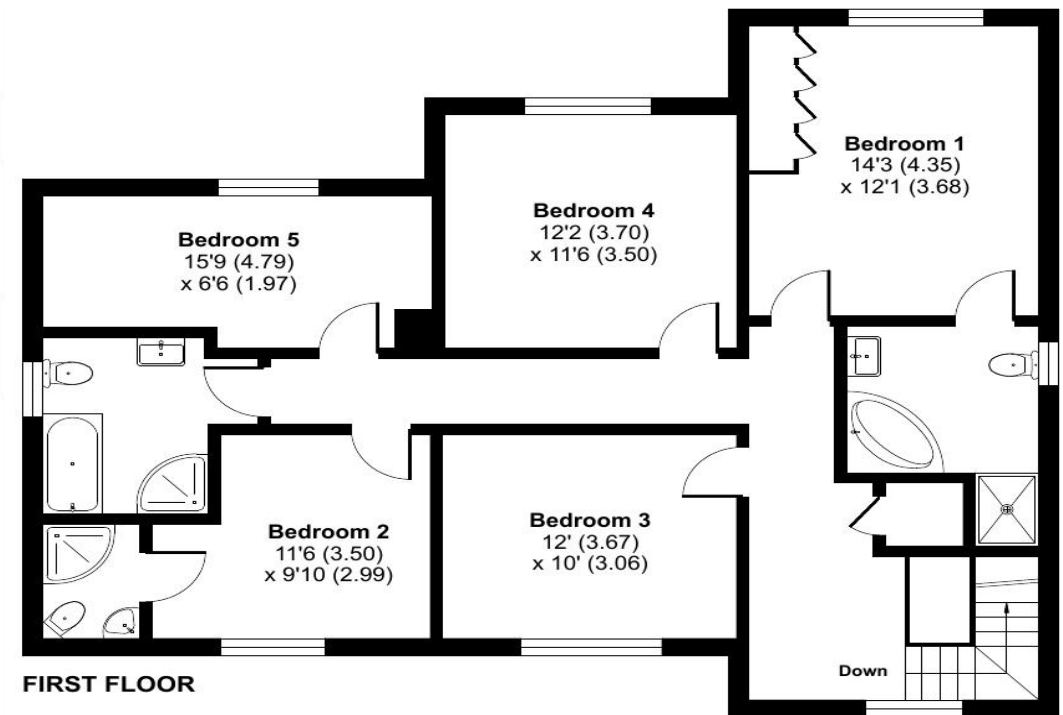
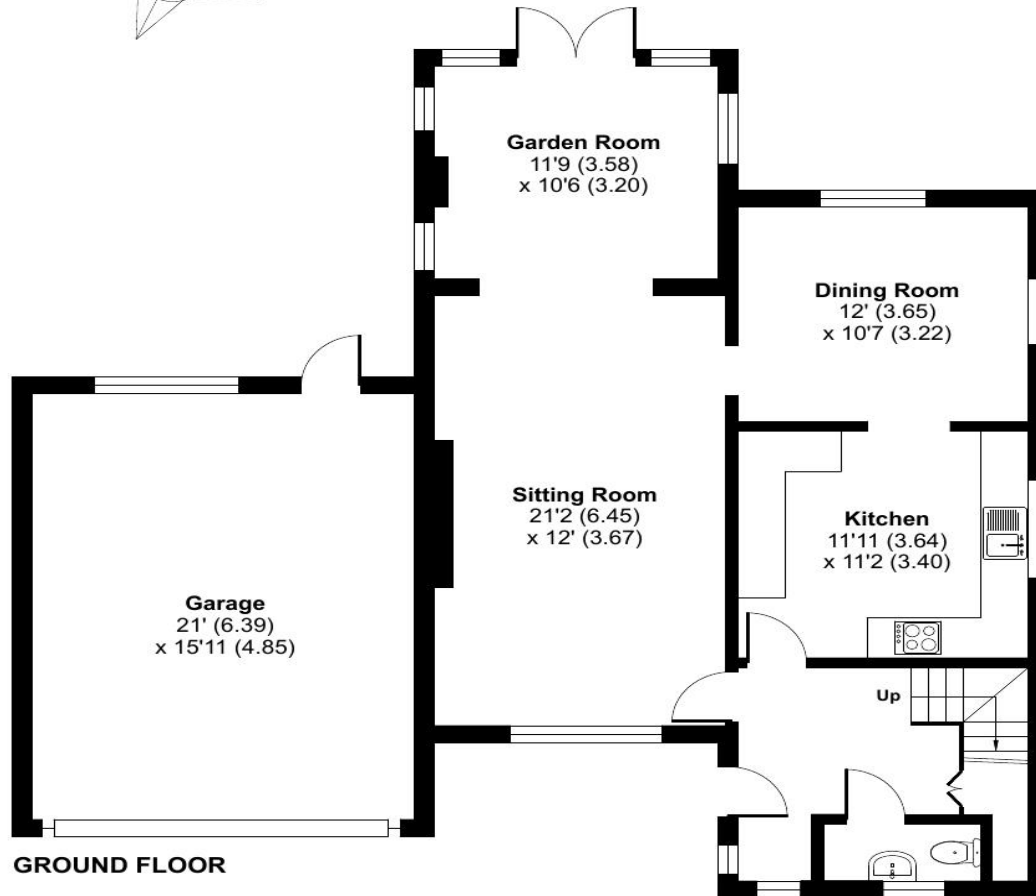
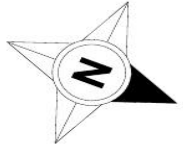
## Bristol Road, Bury St. Edmunds, IP33

Approximate Area = 1881 sq ft / 174.7 sq m

Garage = 330 sq ft / 30.6 sq m

Total = 2211 sq ft / 205.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2025. Produced for David Burr Ltd. REF: 1317044

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



