



**3 Jermyn Avenue,  
Bury St. Edmunds, Suffolk.**

**DAVID  
BURR**



# 3 JERMYN AVENUE, BURY ST. EDMUNDS, SUFFOLK. IP32 7LJ

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.

This well-presented detached house occupies a lovely position within a well established highly regarded residential area with quick access to country walks in one direction and supermarket, schooling, etc in the other. Further benefits include a large garage/workshop, ample parking and charming partly-walled garden.

**NO ONWARD CHAIN.**

## **A well-presented detached 3-bedroom house with a garage/workshop and partly walled rear garden.**

**ENTRANCE HALL:** A spacious inviting area with a staircase off, useful deep recessed storage cupboard and doors to:-

**SITTING ROOM:** Large bay window, feature fireplace with fitted moulded wood surround, marble slips and hearth.

**KITCHEN/DINING ROOM:** Split into 2 distinct areas; the kitchen area is fitted with an extensive range of light oak fronted units and worktops incorporating a single drainer sink unit, vegetable drainer and mixer tap over. Electric oven with 4-ring gas hob and extractor fan over. Within the dining area there is a set of double doors opening to:-

**SUN/UTILITY ROOM:** A lovely light addition to the rear providing views over the garden and finished with a tiled floor and door opening to terracing. Utilities area that includes plumbing for washing machine, fitted worktop, storage cupboard and inset sink. Door to garage.

**CLOAKROOM:** Fitted WC and wash hand basin with storage below.

### **First Floor**

**LANDING:** Access to loft storage space, linen cupboard and doors to:-

**BEDROOM 1:** Lovely view over the rear garden and finished with built-in wardrobes. Door to:-

**ENSUITE:** Fully tiled shower cubicle, WC and wash hand basin with storage below.

**BEDROOM 2:** Overlooking a small greensward and finished with a set of double wardrobes.

**BEDROOM 3:**

**FAMILY BATHROOM:** Bath with shower attachment over and folding side screen, fitted WC and wash hand basin.

### **Outside**

A tarmac drive provides ample **OFF-ROAD PARKING** for a number of vehicles that in turn leads to:-

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**GARAGE/WORKSHOP:** With an electric up and over door, light and power connected, fitted work bench, power point, door to garden and door to Sun/Utility Room.

The rear garden is one of the property's most attractive features, generous in size, partly walled, finished with terracing and a large open expanse of lawn bordered by established hedges.

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

**LOCAL AUTHORITY:** West Suffolk Council: 01284 763233. Council Tax Band: C - £1815 – 2023.

**EPC RATING:** Currently awaiting report.

**BROADBAND SPEED:** Up to 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:** ///dairy.goats.glow.

**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.

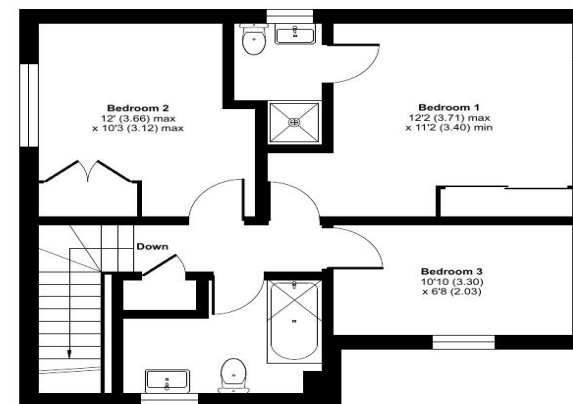
## Jermyn Avenue, Bury St. Edmunds, IP32

Approximate Area = 1145 sq ft / 106.3 sq m

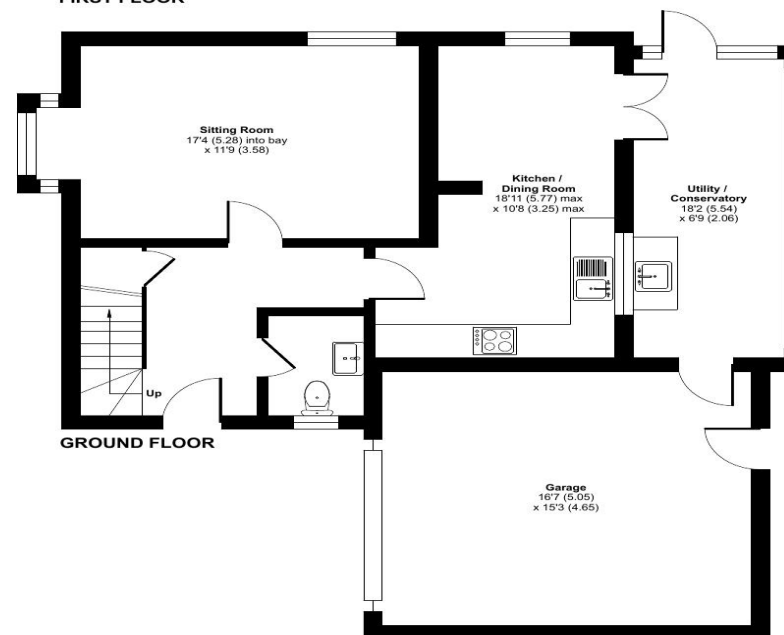
Garage = 256 sq ft / 23.7 sq m

Total = 1401 sq ft / 130 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2024. Produced for David Burr Long Melford Ltd. REF: 1101867

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



