



**33 Garland Street,
Bury St, Edmunds, Suffolk.**

**DAVID
BURR**



33 GARLAND STREET, BURY ST. EDMUNDS, SUFFOLK. IP33 1HB

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 beautifully presented Victorian town house conveniently situated for a wide range of amenities that Bury St. Edmunds has to offer and finished to a particularly high standard with hall-mark period features to include the likes of a bay fronted window and a fireplace. The property offers light and free flowing accommodation arranged over 4-floors with attractive private gardens.

A beautifully presented Victorian town house in a popular road just a stones throw from the Bury St. Edmunds town centre.

SITTING ROOM: With bay fronted window with fitted bespoke shutters, brick fireplace that has been exposed on two sides inset with a log burning stove. Exposed wood flooring. Open plan access to the:-

DINING ROOM: Versatile reception space providing access to the kitchen and staircase off. Steps up to:-

KITCHEN/BREAKFAST ROOM: Well-appointed with a range of matching wall and base units with marble worksurfaces over. Integrated appliances include oven with gas hob and extractor over, dishwasher and ceramic butler sink inset with mixer tap. There are spaces for a freestanding fridge/freezer and washing/dryer. To the rear of the kitchen is a breakfast area which is flooded with natural light and provides access to the garden and terrace abutting the rear of the property through French style double doors. Skylight.

CELLAR: Tastefully converted to provide space for use as a further reception/utility room/office with purpose-built storage.

First Floor

LANDING: Stairs rising to second floor and doors to:-

BEDROOM 1: A spacious double bedroom with new timber sash double glazed window to front aspect.

FAMILY BATHROOM: With white suite comprising WC, hand wash basin, freestanding claw-footed slipper bath, corner shower and fluted glass window to rear aspect.

BEDROOM 2: Window to rear aspect.

Second Floor:

A spacious loft conversion, initially comprising:-

BEDROOM 3: A double bedroom with door to:-

ENSUITE SHOWER ROOM: With white suite comprising WC, hand wash basin, walk-in shower and window to rear aspect.

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Outside

The front garden is enclosed by a brick wall with inset railings and gate, bay tree and black and white tiled path leading to bull nose steps up to the entrance door. The property has a proportionate well maintained **SOUTH-WEST** facing rear garden with maturing borders providing a good degree of privacy which initially comprises an Alfresco dining and entertaining area before extending to the formal gardens, including fruit trees, which eventually arrive at a substantial:-

STORE/STUDIO: Located at the rear most boundary.

AGENTS NOTE

The property is situated within a conservation area.

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: B - £1,622.75 – 2024/25

EPC RATING: D.

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

MOBILE COVERAGE: EE, Three, O2 and Vodafone – outdoors, likely (source Ofcom).

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WHAT3WORDS: ///flash.hack.emotional.

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

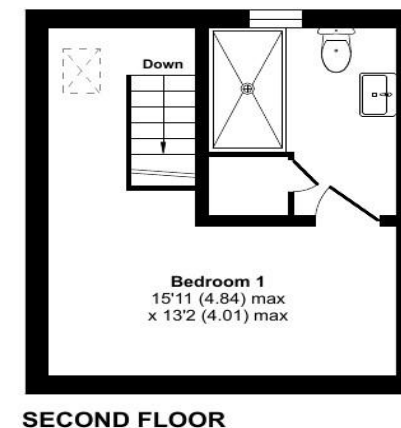
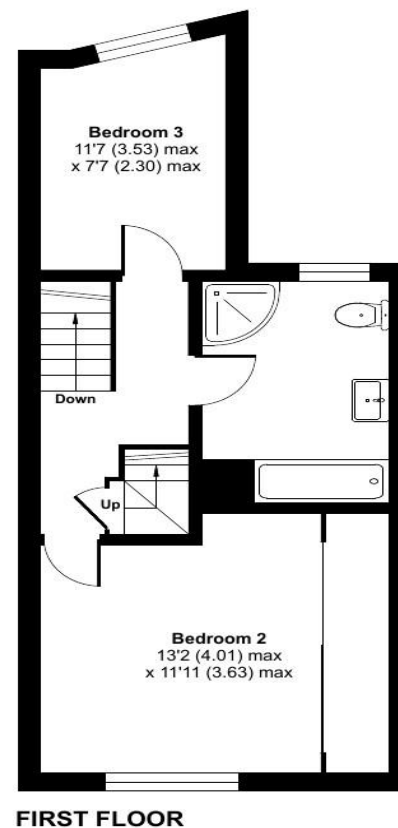
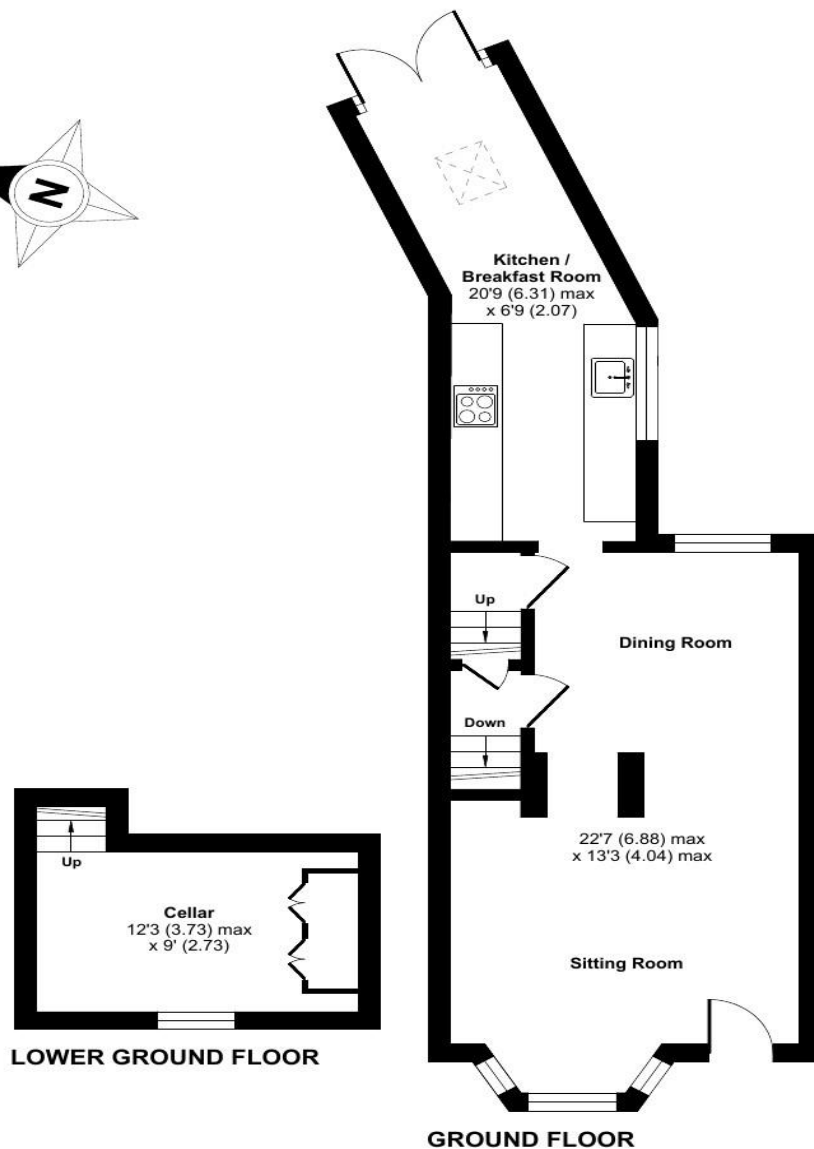
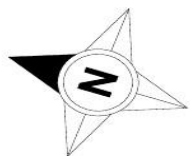
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For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for David Burr Ltd. REF: 1271648

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

