



**35 Jermyn Avenue  
Bury St Edmunds, Suffolk**

**DAVID  
BURR**



# 35 Jermyn Avenue, Bury St. Edmunds, Suffolk, IP32 7LJ

The Cathedral town Bury St Edmunds is a unique historic gem in the heart of Suffolk. The combination of medieval architecture, elegant Georgian squares, Georgian Theatre and Abbey Gardens provide a distinctive visual charm. The town offers an excellent range of schooling, shopping, recreational and cultural attractions. Bury St Edmunds is convenient for Newmarket (14 miles), Cambridge (28 miles), the Midlands, the East Coast Ports and London via the M11. The railway station offers a link to mainline services to London Liverpool Street and Kings Cross.

A substantial detached four bedroom property situated in a tucked away cul-de-sac location and ample off road parking with a further benefit of a detached double garage overlooking the green.

## **An immaculately presented four bedroom detached family home of impressive standing in an enviable location overlooking the adjacent green.**

Entrance into:

**ENTRANCE HALL:** A light and airy space with double doors to the sitting room. Cloaks cupboard. Stairs rising to first floor.

**SITTING ROOM:** 21' x 11'6 (6.40m x 3.50m). A substantial room affording ample natural light with a central fireplace and marble hearth with oak surround. Window to front aspect and French doors to rear garden.

**DINING ROOM:** 11'2 x 10'6 (3.40m x 3.20m). Providing ample space for formal dining. Window to front aspect.

**STUDY:** 6'7 x 6'7 (2.00m x 2.00m). With integrated storage units. Door to conservatory.

**CONSERVATORY:** 10'6 x 8'6 (3.20m x 2.60m). With spectacular views of the wonderfully landscaped rear garden. Door to rear terrace.

**KITCHEN/BREAKFAST ROOM:** 15'1 x 10'10 (4.60m x 3.30m). Fitted with a range of matching wall and base units inset with stainless steel sink, drainer and mixer tap. Integrated appliances include four ring

gas hob with extractor hood over and Neff oven. Ample space is afforded for further white goods including space for an American style fridge freezer, dishwasher and tumble dryer. Windows to rear and side. Door to utility.

**UTILITY:** 7'3 x 6'11 (2.20m x 2.10m). Additional matching wall and base units inset with sink, drainer and mixer tap. Further space for white goods. Baxi gas boiler. Door to side garden.

**CLOAKROOM:** 6'3 x 2'11 (1.90m x .09m). With W.C., hand wash basin and tiled splashback.

### **First Floor**

**LANDING:** Housing airing cupboard and door to;

**MASTER BEDROOM:** 13'1 x 10'6 (4.00m x 3.20m). A grand double bedroom with window to front and side aspects. Fitted wardrobes and space for additional units.

**EN SUITE:** 7'3 x 5'11 (2.20m x 1.80m). Recently refitted white suite comprising W.C., hand wash basin and tiled splashback. Corner shower cubicle. Frosted window to side.

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**BEDROOM 2:** 11'2 x 10'10 (3.40m x 3.30m). Double bedroom with integrated storage. Window to front aspect.

**EN SUITE:** 7'10 x 7'3 (2.40m x 2.20m). White suite comprising W.C., hand wash basin and shower cubicle. Frosted window to front.

**BEDROOM 3:** 10'10 x 10'10 (3.30m x 3.30m). Another double room with integrated storage. Window to rear.

**BEDROOM 4:** 8'6 x 8'2 (2.60m x 2.50m). With window to rear.

**FAMILY BATHROOM:** 7'10 x 6'7 (2.40m x 2.00m). White suite comprising W.C., hand wash basin and panelled bath with shower attachment over. Frosted window to rear.

## Outside

Accessed over a quiet no through road cul-de-sac, the property offers a secluded yet accessible location, made all the more impressive with the views over the adjacent green. The property offers proportionate front gardens and immaculately landscaped wraparound rear gardens which are predominantly lawned in nature interspersed with raised beds and shrubs. There are clearly defined borders. The garden has been tastefully divided to provide a sun terrace located to the corner of the gardens looking back towards the rear of the property. **DETACHED DOUBLE GARAGE** 19'0 x 15'9 (5.80m x 4.80m) with power and light connected, up and over doors to front and personnel door to side.

**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. **EPC rating:** TBC

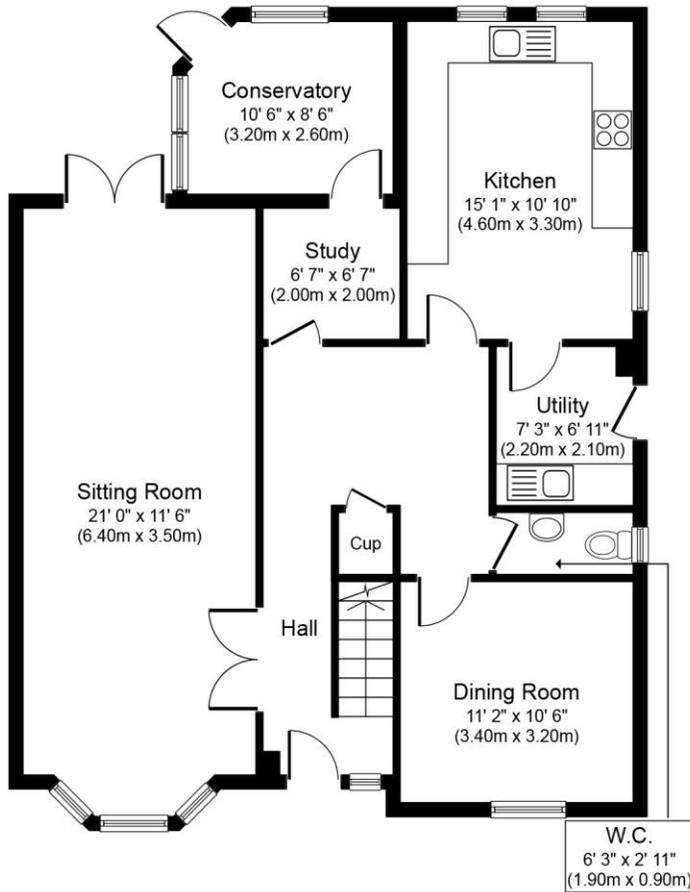
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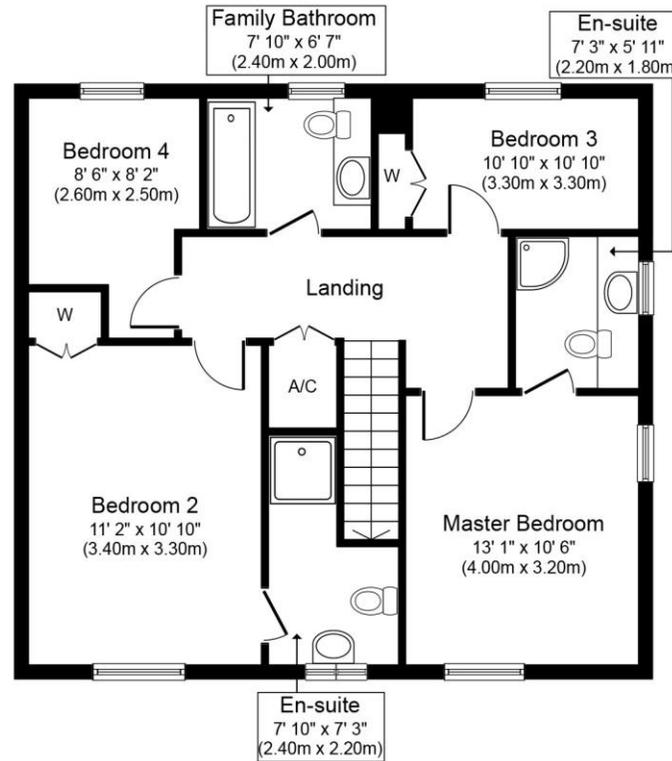
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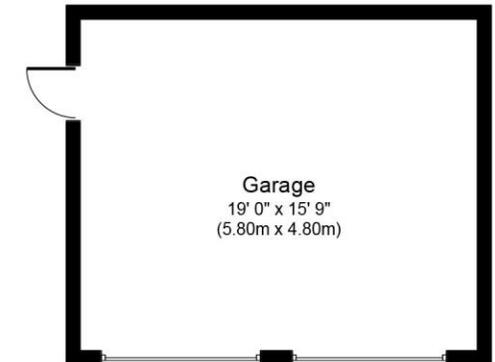
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**Ground Floor**  
**Approximate Floor Area**  
**1,001 sq. ft.**  
**(93.0 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**786 sq. ft.**  
**(73.0 sq. m.)**



**Garage**  
**Approximate Floor Area**  
**301 sq. ft.**  
**(28.0 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. 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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