



**4 White Beam Grove,
Bury St. Edmunds, Suffolk.**

**DAVID
BURR**



4 WHITE BEAM GROVE, BURY ST. EDMUNDS, SUFFOLK. IP33 2FH

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 exceptionally well-presented house occupies a lovely position well placed for countryside walks and only a 5-10 minute drive from the centre of Bury St. Edmunds. The property has been finished with a brick and flint façade and is complemented by high ceilings, feature timbers, exposed brickwork, etc. Further benefits include a double garage, workshop/hobby room, ample parking and low maintenance garden.

An exceptionally well-presented cottage style home of considerable character on the outskirts of this well-regarded Cathedral town.

ENTRANCE HALL: An inviting area with a 11ft 5” high ceiling, attractive tiled floor, recessed shoe store, exposed brickwork and ceiling timbers, opening to:-

INNER HALL: Staircase off and exposed brickwork.

DRAWING ROOM: With an 11ft 5” high ceiling, exposed ceiling beams and a wall of glass incorporating a bi-folding door opening on to decking and terracing beyond. An attractive tiled floor runs throughout with a wall of exposed brickwork complemented further by a recessed seating area.

KITCHEN/DINING ROOM: With a feeling of space given the open plan link to the drawing room, split into two distinct areas with the kitchen area having an extensive range of matching modern units and thick Granite worktops that incorporate inset single drainer sink unit, vegetable drainer and mixer tap over. Integrated full height fridge freezer, dishwasher, wine fridge, combination microwave oven, deep pan drawer and space for large range with fitted extractor hood over.

UTILITY ROOM: Tiled floor and finished with an extensive range of matching modern units and thick solid wood worktops that incorporate a large butler sink with mixer tap over. Plumbing for washing machine and space for tumble dryer. Heated towel rail.

CLOAKROOM: Fitted with useful shelved storage cupboard, heated towel rail, WC and wash hand basin.

BEDROOM: A versatile room currently utilised as a study and offering potential as a playroom, study, etc. Tiled floor and door to:-

ENSUITE: Attractive wall and floor tiles, fully tiled shower cubicle, heated towel rail, WC and wash hand basin.

First Floor

LANDING: Two walls of glass of about 11ft in height provide great natural light and lovely field views. 13ft vaulted ceiling, large storage cupboard and doors to:-

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BEDROOM: Exposed feature ceiling beams, views over the garden, built-in wardrobe, storage cupboard and door to:-

EN SUITE BATHROOM: Luxuriously fitted with a deep double-ended bath, contemporary fittings, double shower cubicle, heated towel rail, WC and wash hand basin with storage below.

BEDROOM: With views over the garden, feature ceiling beams, built-in wardrobe and door to:-

ENSUITE: Enjoying field views and finished with a large fully tiled shower cubicle, heated towel rail, WC and wash hand basin.

BEDROOM: High beamed ceiling, built-in wardrobe, further useful storage cupboards and door to:-

ENSUITE: Finished with a double shower cubicle, heated towel rail, WC and wash hand basin.

Outside

A brick pillared entrance leads to a large brick paved driveway bordered by an established brick wall and in turn leading to:-

DOUBLE GARAGE: 20'1" x 19'2". Twin electric roller doors, lighting, power and door to:-

WORKSHOP/HOBBY ROOM: A versatile space with a tiled floor, exposed brick work and currently utilised as a small gym. Door to:-

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

The garden is one of the property's most attractive features in the sense that it has been designed with low maintenance in mind to include a covered veranda which opens to a large terrace and garden beyond with artificial grass, extensive lighting, external power points and tap.

AGENTS NOTE

The property has the benefit of recently installed solar panels.

The property is subject to an approximate 997-year lease. The owner of 4 White Beam Grove will become a 25% shareholder in the freehold of the property via a management company.

SERVICES: Main water and electricity are connected. Shared drainage. Electric heating **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: E - £2436.39 – 2024.

EPC RATING: E – report available upon request.

BROADBAND SPEED: Up to 21 Mbps (source Ofcom).

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

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WHAT3WORDS: ///flamingo.probably.repay

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.

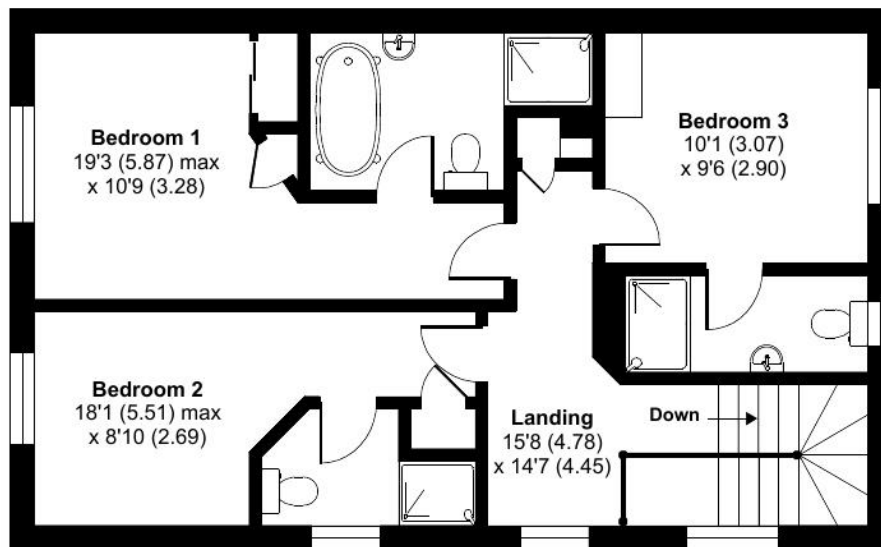
Whitebeam Grove, Rushbrooke Lane, Bury St. Edmunds, IP33

Approximate Area = 1662 sq ft / 154.4 sq m

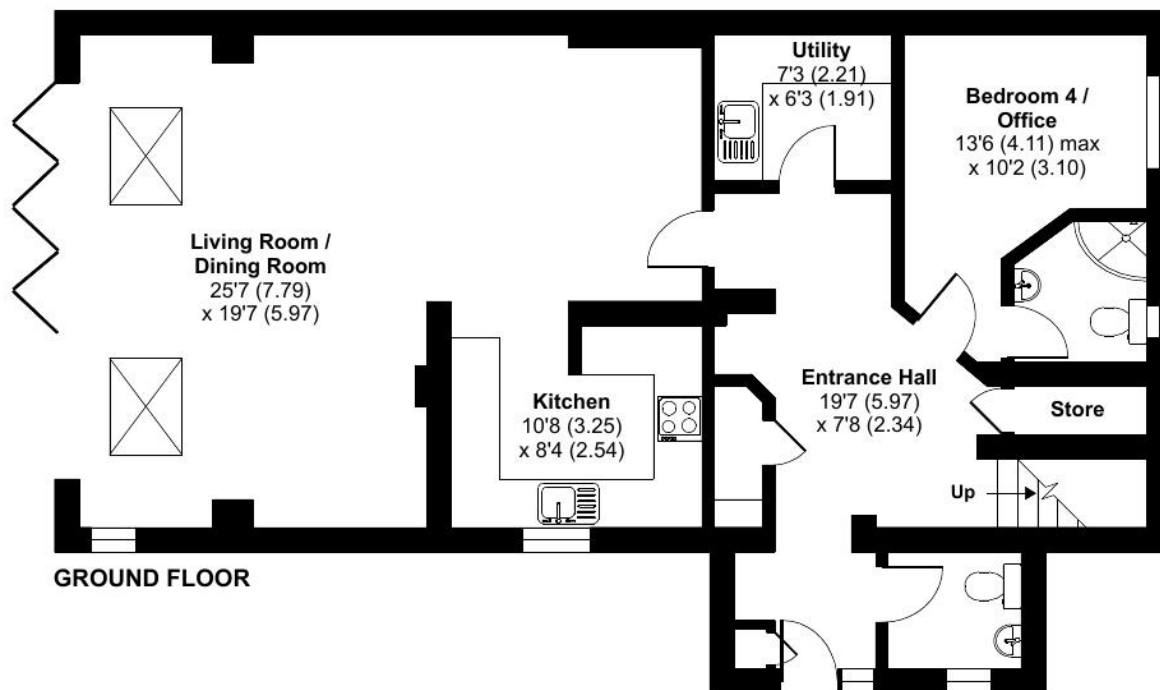
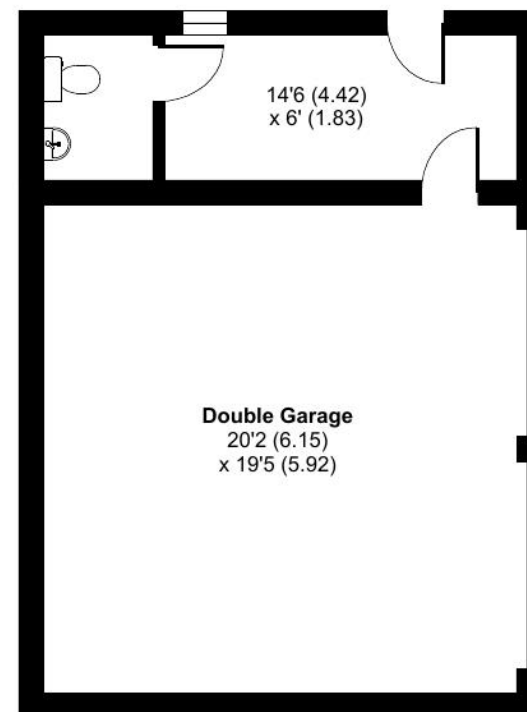
Garage = 530 sq ft / 49.2 sq m

Total = 2192 sq ft / 203.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



