



**58 Tassel Road,
Bury St Edmunds, Suffolk.**

**DAVID
BURR**

58 TASSEL ROAD, BURY ST. EDMUNDS, SUFFOLK. IP32 7LN

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 spacious and immaculately presented three-bedroom semi-detached property boasting high quality accommodation with landscaped rear gardens and a single garage on the ever-popular Moreton Hall Estate. The current owners have updated the existing accommodation during their tenure and the property is now offered for sale with a highly favourable finish.

A spacious and well-presented semi-detached family home with delightful rear garden just a stone's throw from Bury St Edmunds town centre.

Entrance Porch: Leading to:-

HALLWAY: With stairs rising to first floor and door to;

SITTING ROOM: With composite wood flooring, Gas fireplace with marble effect surrounding, window to front aspect, storage cupboard and door to:-

DINING ROOM: With ample space for formal dining and door to;

KITCHEN: Well-appointed with a range of matching wall and base units with Corian work tops over, integrated appliances include a Zanussi dual oven and 4 ring-hob with extractor over, a dishwasher, one and a half bowl butler sink inset with drainer & mixer tap over and with spaces for a fridge-freezer and washing machine.

GARDEN ROOM: Accessed via French style double doors leading from the dining room with triple aspect windows and French style double doors to the rear terrace. The garden room is fitted with wiring for integrated speakers if so desired.

First Floor

PRINCIPAL BEDROOM: Spacious double bedroom with fitted wardrobes and window to front aspect. Door to:-

EN-SUITE: Comprising shower with glass door, WC, hand wash basin and window to front aspect.

BEDROOM 2: Double bedroom with window to rear aspect.

BEDROOM 3: Window to rear.

FAMILY BATHROOM: White suite comprising panel bath with shower attachment over, WC and hand wash basin, chrome heated towel rail and extractor fan.

AIRING CUPBOARD: Housing hot water cylinder.

Outside

The property is accessed via Tassel Road which in turn leads to the driveway providing **OFF-ROAD PARKING** for two vehicles as well as leading to the **SINGLE GARAGE**; connected with power and light,

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finished with an up and over door to front. Tucked between the garage and the side of the property is the gate which gives access to the rear gardens. The gardens are delightfully landscaped and private in nature with borders defined by 6-foot fencing. The gardens have been tastefully divided into two distinct parts, firstly comprising a formal lawn with maturing shrubs and specimen trees before extending to a paved terrace, idyllic for alfresco dining.

The second part of the gardens comprises a purpose-built entertainment area conveniently situated between the garden room and the Garage which benefits largely from the evening sun providing a useful link from the garden to the property when entertaining.

SERVICES: Mains 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 District Council: 01284 763233.
Council Tax Band: C - £1815 – 2024.

EPC RATING: Currently awaiting report.

CONSTRUCTION TYPE: Brick.

BROADBAND SPEED: Up to 1000 Mbps (source Ofcom).

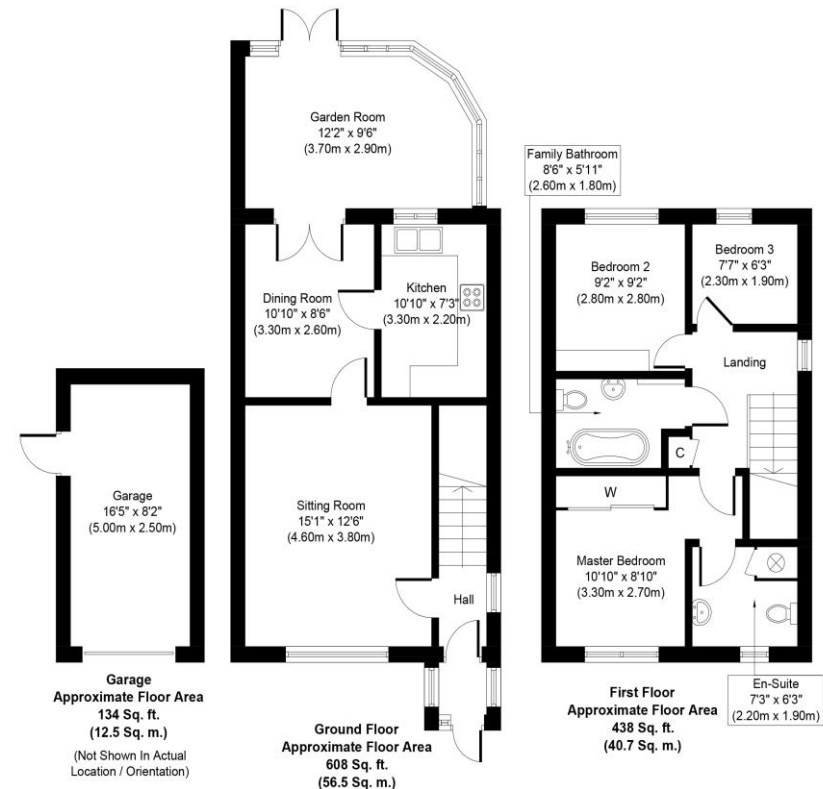
MOBILE COVERAGE: EE, Three, O2 and Vodafone (source Ofcom).

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WHAT3WORDS: ///bottom.ecologist.certainly.

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

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