



**19 Turnstone Drive,
Bury St. Edmunds, Suffolk.**

**DAVID
BURR**

19 TURNSTONE DRIVE, BURY ST. EDMUNDS, SUFFOLK. IP32 7GT

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.

Adjacent to a greensward is this immaculately presented three-bedroom home offering proportionate accommodation arranged over three floors with the added benefit of beautifully landscaped rear gardens and a car port.

A beautifully presented town house with charming rear gardens and particularly well-appointed accommodation arranged over three floors.

ENTRANCE HALL: Stairs rising to first floor and access to principal rooms. There is a cupboard under the stairs for additional storage. Door to:-

SITTING/DINING ROOM: Finished with wood laminate flooring and French style double doors opening on to the terrace abutting the rear of the property. The room is appropriately staged with a duality of living and dining spaces.

KITCHEN: Well-appointed with a range of matching wall and base units as well as a number of integrated appliances to include fridge/freezer, Zanussi oven with grill function, Zanussi gas 5-ring hob and stainless steel one and half bowl butler sink inset with drainer and mixer tap over. Integrated dishwasher and space for a washer/dryer. Finished with window to front aspect overlooking the greensward.

CLOAKROOM: With white suite comprising WC and hand wash basin.

First Floor

LANDING: With integrated storage cupboards.

BEDROOM 2: A spacious double bedroom. Walk-in wardrobe with hanging rails and shelving. Window to rear aspect.

BEDROOM 3: Double bedroom with window to front aspect.

FAMILY BATHROOM: With white suite comprising WC, hand wash basin, panel bath with shower attachment over and glass shower screen. Chrome heated towel rail and frosted window to front elevation.

Second Floor

LANDING: With eaves storage cupboard, door to:-

PRINCIPAL SUITE: comprising: **BEDROOM:** Spacious double bedroom with window to front aspect and two sets of integrated wardrobes. Access to loft storage space and door to:-

ENSUITE SHOWER ROOM: With white suite comprising WC, hand wash basin and shower with glass screen and chrome heated towel rail. Finished with a sky light window to rear.

19 TURNSTONE DRIVE, BURY ST. EDMUNDS, SUFFOLK. IP32 7GT

Outside

The property enjoys a quaint setting located opposite a small greensward which is home to a number of mature specimen shrubs and a handful of trees as well as a small seating area. To the rear, the gardens are a lovely feature, low maintenance in nature and immaculately landscaped with a stone terrace immediately abutting the rear of the property before extending to a turfed area with a further terrace at the rear most boundary of the property and steps down to a gate leading to a passageway. In addition, the property has 2 parking spaces comprising one allocated space and a **CARPOR**. **N.B:** It should be noted that the carport is conveyed on a leasehold basis which we understand is a 999-year lease starting in 2005. External water, outdoor lighting and power points.

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

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: C - £1,854.57 – 2024.

EPC RATING: C – report available upon request.

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

MOBILE COVERAGE: EE, Three, O2 and Vodafone - outdoor (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: ///keepers.hazelnuts.flushed.

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.



