



**14 St. Johns Place,
Bury St. Edmunds, Suffolk.**

**DAVID
BURR**

14 ST. JOHNS PLACE, BURY ST. EDMUNDS, SUFFOLK. IP33 1SW

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 Victorian town house occupies a lovely position well placed for amenities as well as both the train and bus stations. The well-balanced accommodation offers considerable versatility and is further complemented by a charming walled garden. **NO ONWARD CHAIN.**

An exceptionally well-presented Victorian town house with versatile accommodation and a charming walled garden.

ENTRANCE HALL: An inviting area with exposed floorboards, picture rail and door to:-

DINING/LIVING ROOM: A splendid room at the heart of the house with a picture rail, arched recess, useful storage cupboard, exposed floorboards and staircase to first floor. Open fireplace with red brick surround, oak mantel and inset wood burning stove.

SITTING ROOM: A charming room with a high ceiling, picture rail, large sash window, exposed floorboards and fireplace with ornate wood surround.

CELLAR: A versatile space with brick and flint walls, exposed beams, natural light and further light and power connected. Currently utilised for storage/workshop but potential to become an office, play room, snug, etc.

KITCHEN/BREAKFAST ROOM: With double glazed doors opening onto a patio and providing views over the garden. Fitted with an extensive range of light oak fronted units, including glass display units, display shelving and worktops that incorporate a single drainer sink unit with mixer tap over. Space/point for full height fridge/freezer. Integrated dishwasher, electric oven, 4-ring hob and extractor fan over.

UTILITY ROOM: Fitted storage cupboards, worktop and water softener. Plumbing for washing machine. Space for tumble dryer and full height fridge/freezer. Vinyl flooring. Door to:-

CLOAKROOM: A spacious room with WC, wash hand basin and low-level storage units. Vinyl flooring and recessed LED lighting.

First Floor

LANDING: Doors to:-

BEDROOM 1: A large room with a high ceiling, picture rail and large sash window overlooking the street. Fitted with wall-to-wall wardrobes and a built-in cupboard with hanging space.

BEDROOM 2: Picture rail and high ceiling with skylight.

LARGE OFFICE/STUDIO: With a lovely view over the rear garden and rooftops beyond. With potential to be used as a dressing room, nursery, etc. Door to:-

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SHOWER ROOM: With ample space to include a bath if required but currently finished with a large shower area, heated towel rail, WC, wash hand basin and extensive storage cupboards. Shelved linen cupboard with boiler. Vinyl flooring and recessed LED lighting.

Outside

The walled garden is one of the property's most attractive features, generous in size with a patio immediately behind the house leading to a brick pathway and complemented by silver birch trees, well stocked beds and a variety of pots. There is a large **GARDEN SHED**. External lighting and power points.

SERVICES: Main electricity, water and drainage are connected. Gas fired heating to radiators. **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 – 2024/25.

EPC RATING: Awaiting report.

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

MOBILE COVERAGE: EE, Three, 02 and Vodafone – outdoor, likely (source Ofcom).

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WHAT3WORDS: ///clips.altering.radically.

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

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