



DAVID  
BURR

**Heron House,  
Bury St. Edmunds, Suffolk.**



# HERON HOUSE, THE AVIARY, BURY ST. EDMUNDS, SUFFOLK. IP33 2ED

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 4-storey town house was constructed in 2018 to exacting standards with period detailing and features throughout and has been further enhanced to become a home of high specification with spacious versatile accommodation, off-road parking and garden. The property is conveniently located for the town centre in a quiet exclusive setting providing a rare opportunity for a buyer to secure a town house with field views.  
**NO ONWARD CHAIN.**

## An elegant 4-storey town house with off-road parking and field views.

**ENTRANCE HALL:** A spacious inviting area, security alarm system, intercom system and useful storage cupboard.

**STUDY:** With an elegant arched sash window and currently utilised as a boot room.

**KITCHEN/DINING/LIVING ROOM:** An exceptional space with a wall of glass that incorporates bi-folding doors that open on to terracing and the garden beyond. There are an extensive range of modern units providing storage with deep pan drawers, shelving and Quartz worktops incorporating a single drainer sink unit with Quooker mixer tap over. Siemens oven, Siemens combination microwave oven, induction hob and fitted extractor fan. Integrated full height fridge/freezer, wine fridge, dishwasher and breakfast bar. Large storage cupboard.

**UTILITY ROOM:** A useful room with fitted units and worktop with integrated single drainer sink unit and mixer tap over. Plumbing for washing machine, space for tumble dryer and laundry chute.

**CLOAKROOM:** Elegant arched sash window with obscured glass. Heated towel rail, WC and wash hand basin.

### First Floor

**LANDING:** Accessed via an oak wood staircase. Light oak doors opening to:-

**DRAWING ROOM:** A splendid room with 3 sash windows providing views over the garden, established trees and meadows beyond. Coal effect gas fire set within an elegant stone surround on a slate hearth.

**CLOAKROOM:** With WC, wash hand basin and laundry chute.

**BEDROOM:** A light room with 3 sash windows and views over the small greensward below with a glimpse of the trees that occupy the Great Churchyard and partial views of the Cathedral.

### Second Floor

**PRINCIPAL SUITE:** High ceiling and 3 sash windows which provide views over the garden. Two sets of double wardrobes with sliding oak doors, hanging rails and shelving. Door to:-

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**ENSUITE:** Attractive tiling and finished with a large double shower cubicle, heated towel rail, WC and wash hand basin with storage below. Laundry chute to below.

**BEDROOM:** Currently utilised as a dressing room with built-in storage, shelving, drawers and complemented by 2 sash windows. Door to:-

**ENSUITE:** Heated towel rail, WC and wash hand basin.

## Third Floor

**LANDING:** Cupboard with hot water cylinder and doors to:-

**BEDROOM:** With a view of the Great Churchyard. Built-in double wardrobe and door to:-

**ENSUITE:** Attractive tiling, large double shower cubicle, heated towel rail, WC and wash hand basin with storage below.

**BEDROOM:** Double bedroom with access to loft storage space and a view of meadows and countryside beyond.

**BEDROOM:** View over the rear garden, meadows and field beyond.

**BATHROOM:** Bath with folding shower screen and a separate shower over. WC and wash hand basin with storage below. Laundry chute.

## Outside

The property is approached via a private gated entrance serving the residents of The Aviary and provides **OFF-ROAD PARKING**.

The rear garden has been designed with low-maintenance in mind and includes terracing and beyond a backdrop of established trees and countryside.

## AGENTS NOTES

The communal area that makes up this unique setting is managed by The Aviary Management Company (of which every homeowner becomes a director) with a current contribution of £1,000 per annum towards the upkeep and maintenance of external areas.

The property has the benefit of a secure car park/coded system with intercom.

The property has the benefit of a sprinkler system.

The property has the benefit of underfloor heating at ground floor and in each bathroom.

The property has the benefit of a zonal heating system.

There is high quality Porcelanosa flooring at ground floor and in the drawing room.

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

**LOCAL AUTHORITY:** West Suffolk Council: 01284 763233. Council Tax Band: G - £3,477.32 – 2024/25.

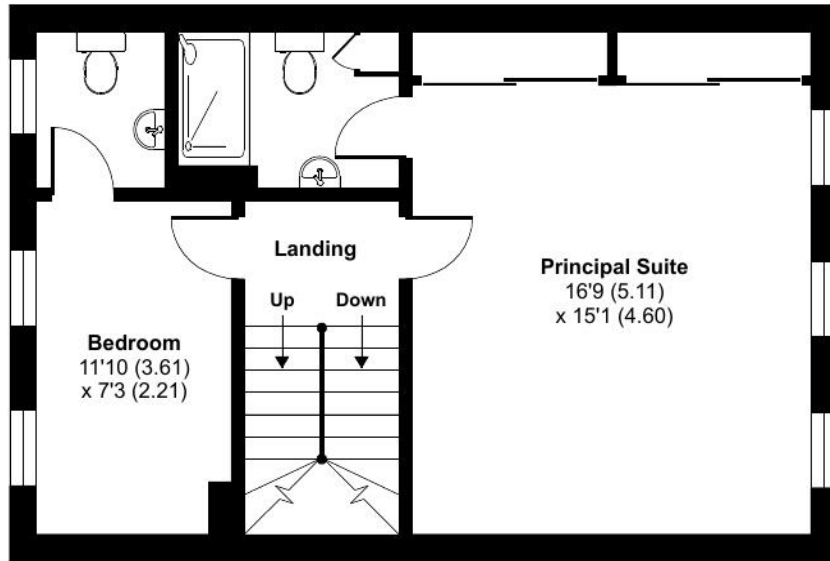
**EPC RATING:** B.

**WHAT3WORDS:** ///mirroring.belt.flinches.

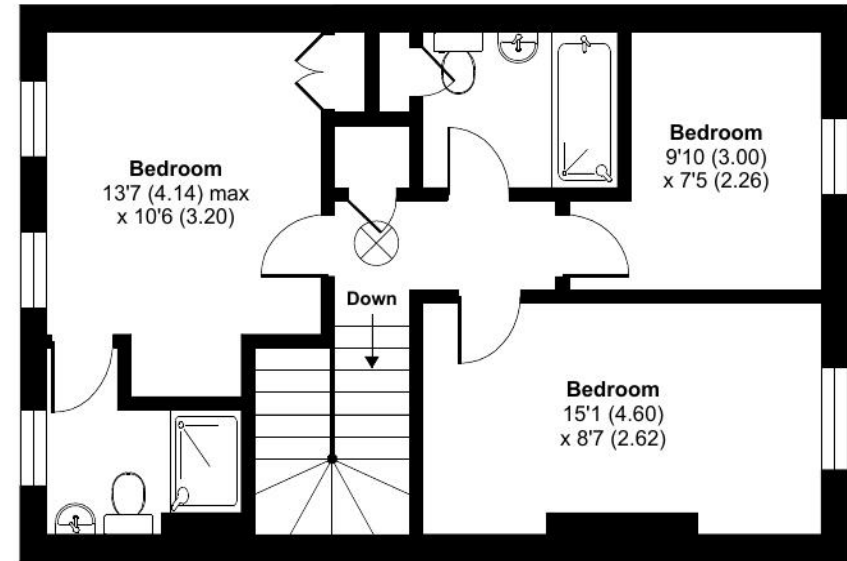
**VIEWING:** Strictly by prior appointment only through DAVID BURR Bury St Edmunds 01284 725525.

**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.

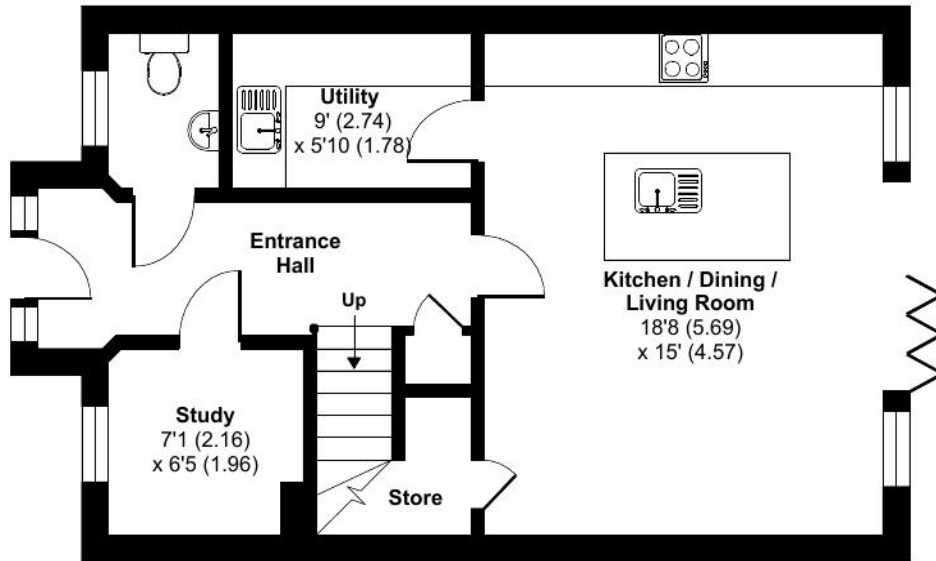
# Heron House, The Aviary, Shirehall Way, Bury St. Edmunds, IP33



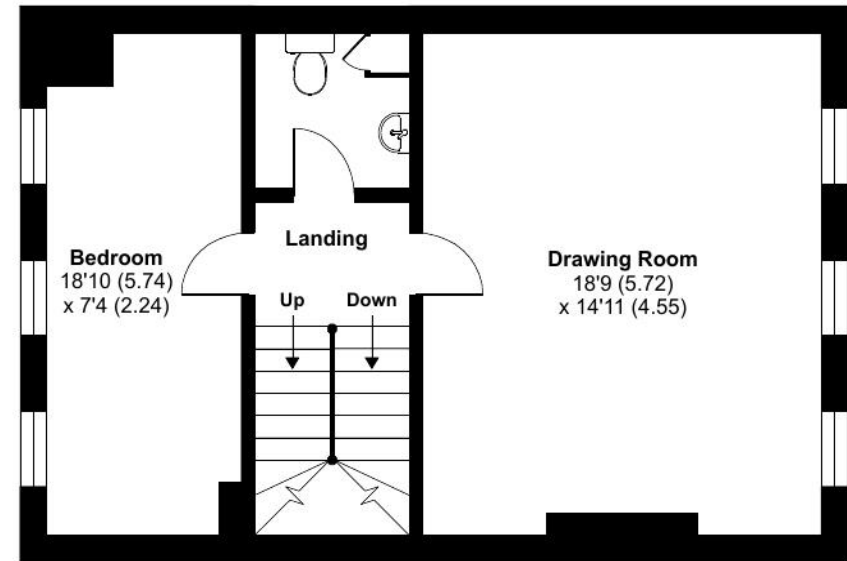
**SECOND FLOOR**



**THIRD FLOOR**



**GROUND FLOOR**



**FIRST FLOOR**

