



**18 Cely Road,
Bury St. Edmunds, Suffolk.**

**DAVID
BURR**



18 CELY ROAD, BURY ST. EDMUNDS, SUFFOLK. IP32 7EF

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

This exceptionally well-presented detached house occupies a lovely position well placed for countryside walks in one direction and the town centre amenities in the other. The versatile accommodation over three floors offers considerable character and is complemented by a double garage, ample parking and a charming south-west facing garden.

An exceptionally well-presented detached house with versatile accommodation.

RECEPTION HALL: A spacious inviting area with a staircase off, Karndean flooring running throughout and opening to:-

DRAWING ROOM: Enjoying a field view, 8ft wide door of bi-folding glass opening on to the south-west facing terrace and garden beyond.

SITTING ROOM: A versatile space that could be utilised as a dining room, office, play room, etc.

STUDY: Enjoying far reaching field views.

KITCHEN/DINING/LIVING ROOM: An exceptional space divided into 2 distinct areas with attractive Karndean floor running throughout. The dining/living area has a set of double doors open onto the south-west terrace and garden beyond. The kitchen area has been finished with an extensive range of attractive matching units and American black Walnut worktops. Integrated appliances include a full height fridge, dishwasher, electric double oven and 4-ring AEG glass gas hob with extractor fan over.

UTILITY ROOM: A useful room with a door to the side garden, fitted units and worktop with integrated single drainer sink unit and mixer tap over. Plumbing for washing machine.

CLOAKROOM: A spacious room with WC and wash hand basin.

First Floor

LANDING: A spacious area with far reaching field views, large linen cupboard, staircase off and doors to:-

PRINCIPAL SUITE: An exceptional space with a 10ft high ceiling and far-reaching field views in one direction and an interesting roof-scape view in the other. Door to:-

ENSUITE: Large double shower cubicle, heated towel rail, WC and wash hand basin.

BEDROOM 2: Overlooking the rear garden and with door to :-

ENSUITE: A spacious room with large double shower cubicle, WC and wash hand basin. Heated towel rail.

BEDROOM 3: With far reaching field views and a door to:-

ENSUITE: (shared with bedroom 2).

BEDROOM 4: Overlooking the rear garden.

FAMILY BATHROOM: Finished with a bath and separate shower over, side screen. Separate large fully tiled shower cubicle, heated towel rail, WC and wash hand basin.

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Second Floor

LANDING: Large storage cupboard and door to:-

BEDROOM 5: With a far-reaching roof-scape view and useful eaves storage cupboards.

BEDROOM 6: Currently utilised as a dressing room to serve bedroom 5 but offering potential to be a bathroom if required or a play room, study, etc.

Outside

A sweeping brick paved drive provides extensive **OFF-ROAD PARKING** and in turn leads to:-

DOUBLE GARAGE: Particularly spacious with twin up and over doors and light and power connected.

The south-west facing rear garden is one of the property's most attractive features, private in nature with expanses of lawn and extensive well-stocked colourful beds bordered by established trees. Trellis and green oak **Gazebo** with herringbone reclaimed brick terrace.

AGENTS NOTE

We understand that the property is situated on an unadopted, privately maintained road.

Boiler replaced in December 2025 with 10-year guarantee. Smart thermostat controlled from phone (AI activated).

SERVICES: Main water, drainage and electricity and 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: F - £3,013.67 – 2024/25.

EPC RATING: B.

BROADBAND SPEED: Up to 1800 Mbps (source Ofcom).

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

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WHAT3WORDS: ///deciding.tenure.structure.

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.



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Approximate Area = 2464 sq ft / 228.9 sq m

Garage = 485 sq ft / 45.1 sq m

Total = 2949 sq ft / 274 sq m

For identification only - Not to scale



