



**53 Westgate Street,
Bury St. Edmunds, Suffolk.**

**DAVID
BURR**

53 WESTGATE STREET, BURY ST. EDMUNDS, SUFFOLK. IP33 1QG

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 minutes. The railway station offers services to Cambridge, Norwich and Ipswich with connections for London. A commuter rail link is available at Stowmarket.

A delightful, character cottage situated in a convenient position within the Bury St Edmunds town centre. The accommodation schedule is arranged over three floors with three double bedrooms and a striking extension forming the kitchen/breakfast room to the rear of the property which is finished with bi-folding doors leading to the private walled garden.

A beautifully presented, Grade II Listed extended character cottage in the town centre with an abundance of period features and walled gardens.

SITTING ROOM: A welcoming entrance to the property, with evidence of the exposed timber frame which conceals useful storage areas either side of the inglenook fireplace. Stairs rise to the first floor and there is a window to the front aspect.

KITCHEN/BREAKFAST ROOM: A stunning addition to the rear of the property with bi-folding doors leading to the walled gardens and a fitted kitchen comprising a range of matching wall and base units with worksurfaces over. There is ample space for a dining table and chairs.

SHOWER ROOM: With suite comprising WC, hand wash basin and shower.

First Floor

LANDING: with door to;

PRINCIPAL BEDROOM: Double bedroom with integrated storage and window to front aspect.

BEDROOM 2: A double bedroom with window to rear aspect.

Second Floor

BEDROOM 3: Double bedroom with window to front aspect.

Outside

The rear gardens are accessed via bi-folding doors leading from the kitchen/breakfast room. There is a terrace immediately abutting the rear of the property which is idyllic for al-fresco dining and entertaining. Beyond this, steps lead up to the substantial decked terrace providing further al-fresco dining spaces and areas for potted plants etc.

AGENTS NOTE

The property is Grade II Listed and within a conservation area.

CONSTRUCTION TYPE: Timber frame and brick.

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

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LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council
Tax Band: B - £1,699.34 – 2025/26.
EPC RATING: Not required due to Listed status.

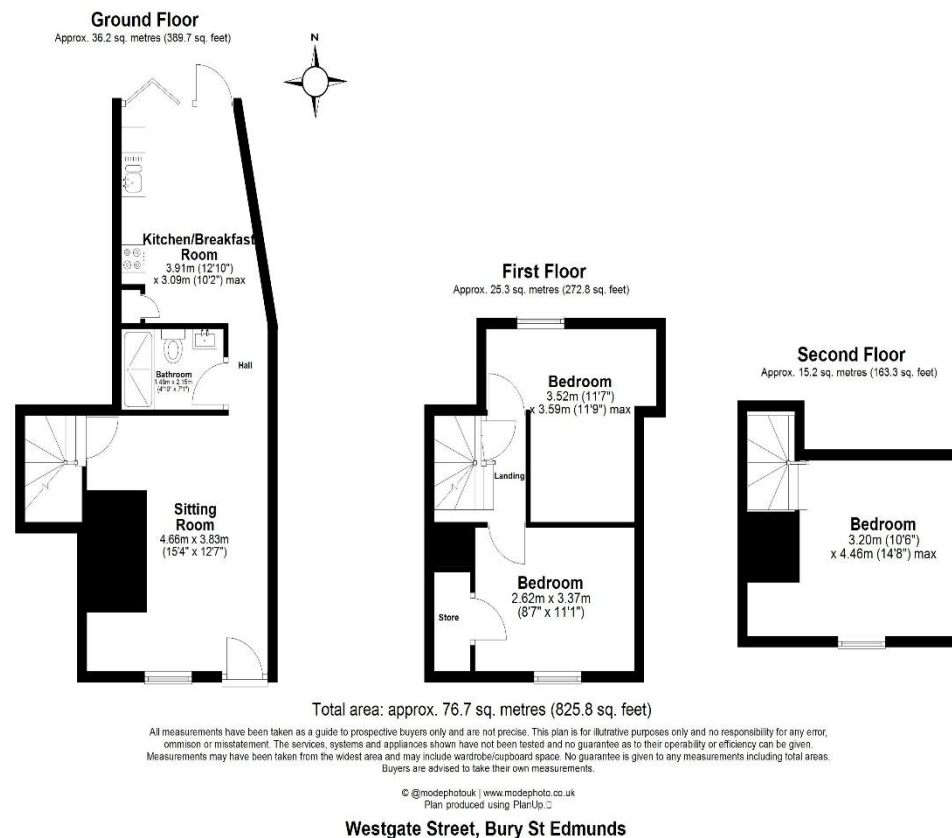
BROADBAND SPEED: Up to 1800 Mbps (source Ofcom).

MOBILE COVERAGE: EE, 02 and Three – good outdoor and in-home -
Vodafone – good outdoor (source Ofcom). **NOTE:** David Burr make no guarantees or
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matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

WHAT3WORDS: ///vets.erupt.newest.

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

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