



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

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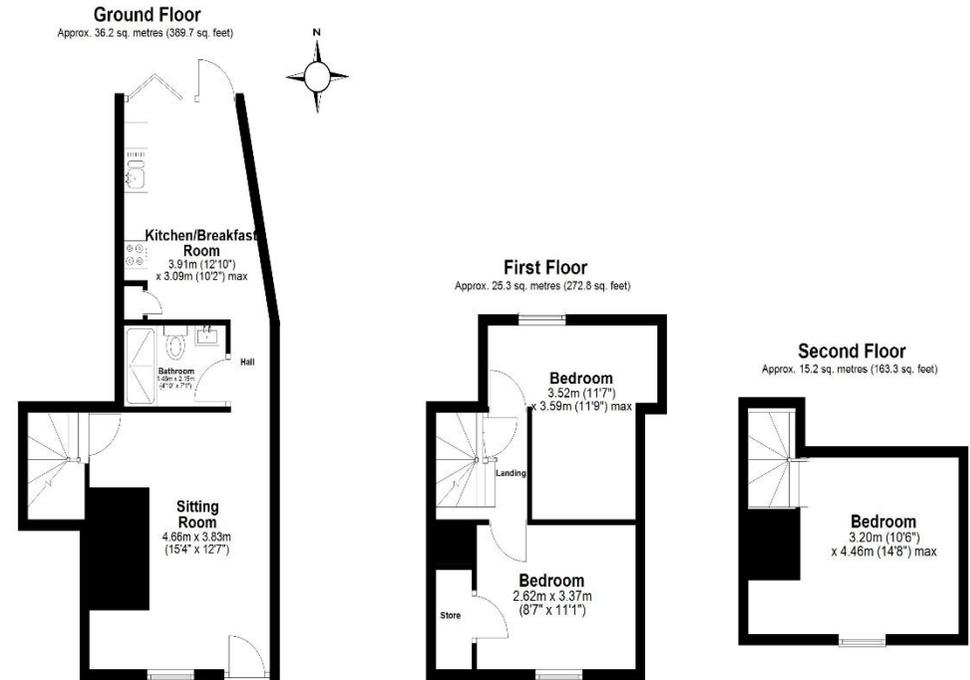
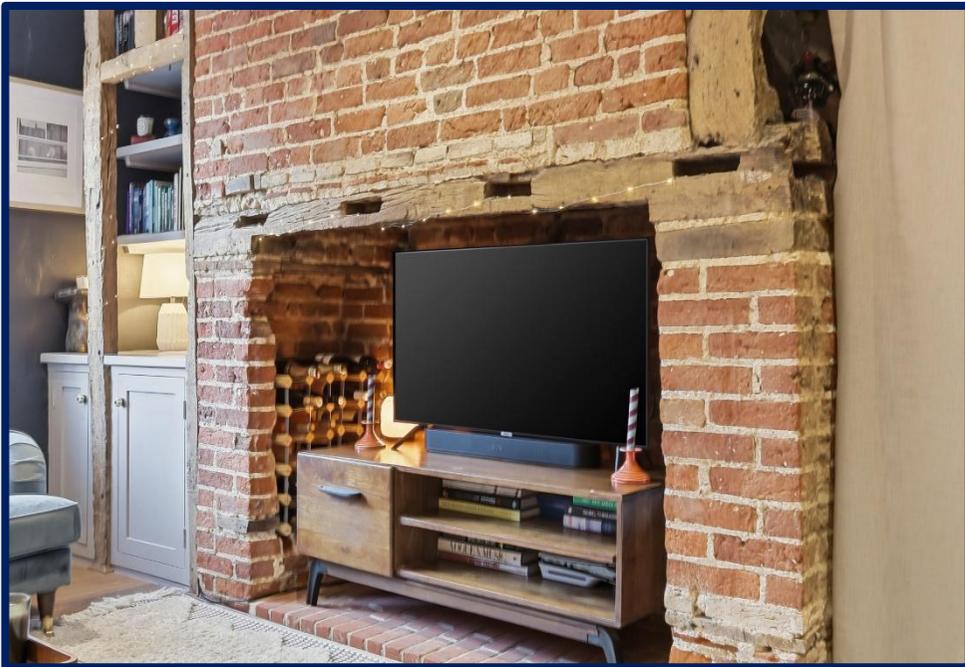
LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: B - £1,699.34 – 2025/26.
EPC RATING: Not required due to Listed status.

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 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: ///vets.erupt.newest.

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.



Total area: approx. 76.7 sq. metres (825.8 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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