



**3 Parsons Court,
Westley, Suffolk.**

DAVID
BURR

3 PARSONS COURT, WESTLEY, BURY ST. EDMUNDS, SUFFOLK. IP33 3SL

Westley is a small village conveniently located just two miles west of the cathedral town of Bury St Edmunds and its wide range of amenities. The village provides easy access to the A14, east to Ipswich and the Suffolk Heritage Coast and west to Cambridge and the Midlands with Stansted airport only a 40-minute drive away. Westley has a church and active social club with a variety of village organised event, there is a village bus service to Bury St Edmunds and Newmarket and Ickworth Park Estate is less than a mile away for walking and family activities.

This spacious detached house is one of just 3 individual homes located within one of the areas most favoured villages. The property is well presented and complemented by a double garage, parking and private garden. **NO ONWARD CHAIN.**

A well-presented detached house with a double garage and established private garden.

ENTRANCE HALL: A spacious inviting area with attractive flooring running throughout, useful large understairs recess, staircase to first floor and contemporary doors open to:-

DRAWING ROOM: 19'4" x 12'9" (5.89m x 3.88m). Double doors open on to terracing. Fireplace with a red brick chimney on a pamment tiled hearth with moulded wood surround. Double doors open to:-

DINING/LIVING ROOM: 19'2" x 11'6" (5.84m x 3.5m). A versatile space with double doors opening on to terracing and the garden beyond.

KITCHEN/BREAKFAST ROOM: 13'10" x 11'5" (4.21m x 3.47m). Finished with an extensive range of light oak fronted units and granite style worktops incorporating a twin-bowl sink unit with mixer tap over. Integrated glass display cabinet, dishwasher, 2 electric ovens, 4-ring hob and extractor fan over.

UTILITY/BOOT ROOM: 9'3" x 5'5" (2.81m x 1.65m). A useful area with storage cupboards, granite style worktop and inset sink with mixer tap over. Shelved cupboard and door to garden.

CLOAKROOM: Heated towel rail, WC and wash hand basin.

First Floor

LANDING: Access to loft storage space, shelved linen cupboard and doors to:-

PRINCIPAL BEDROOM: 13'2" x 11'5" (4.01m x 3.47m). Extensive built-in wardrobes and door to:-

ENSUITE: With a large fully tiled shower cubicle, attractive tiled floor, heated towel rail, WC, bidet and wash hand basin.

BEDROOM 2: 13'3" x 11'7" (4.03m x 3.53m). Built-in double wardrobe.

BEDROOM 3: 11'3" x 9'9" (3.42m x 2.97m). With twin built-in double wardrobes.

BEDROOM 4: 9'9" x 9'3" (2.97m x 2.81m).

FAMILY BATHROOM: A luxurious feel created by the marble effect tiled walls and large bath with fitted shower screen, period style fittings and shower attachment. Heated towel rail, WC and wash hand basin with storage below.

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Outside

A tarmacadam drive provides **OFF-ROAD PARKING** and in turn leads to:-

DOUBLE GARAGE: With twin up and over doors, light and power connected.

The garden enjoys a good degree of privacy with established hedges and trees defining the boundaries and complementing the large open terraces designed with entertaining/dining Alfresco in mind.

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

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: F

EPC RATING: C.

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

MOBILE COVERAGE: EE and 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: ///scoping.wedding.absorb.

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

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