



**21 Sextons Meadows,
Bury St. Edmunds, Suffolk.**

DAVID
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21 SEXTONS MEADOWS, BURY ST. EDMUNDS, SUFFOLK. IP33 2SB

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 charming semi-detached town house occupies a lovely position within one of the areas most well regarded developments, ideally placed for the town centre amenities in one direction and country walks and the West Suffolk Hospital in the other. The property is well presented and offers well balanced accommodation that is further complemented by a garage, off-road parking and charming south-east facing garden. **NO ONWARD CHAIN.**

A well-presented town house with off-road parking, garage and garden within easy walking distance to the town centre.

ENTRANCE HALL: An inviting area with staircase off and door to:-

SITTING/DINING ROOM: Attractive flooring running throughout, a view over the front garden and feature fireplace (presently sealed) with a marble hearth and moulded wood surround. Door to:-

KITCHEN/BREAKFAST ROOM: A light room divided into two distinct areas with views over the garden and double doors opening onto terracing. The kitchen area has been fitted finished with an extensive range of matching units and worktops with inset single drainer sink unit, vegetable drainer and mixer tap over. Integrated electric oven with 4-ring hob and extractor fan over. Plumbing for washing machine and space for full-height fridge/freezer. Large walk-in storage cupboard.

First Floor

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

BEDROOM 1: A spacious room with large storage cupboard and extensive built-in wardrobes.

BEDROOM 2: Overlooking the rear garden.

BEDROOM 3: Overlooking the rear garden.

BATHROOM: Bath with period style fittings and shower attachment. WC and wash hand basin.

Outside

To the side of the property is **OFF-ROAD PARKING** which in turn leads to:-

GARAGE: With up and over door, personnel door to rear and light and power connected.

The rear garden is one of the property's most attractive features, enjoying a south-east facing aspect to take advantage of the morning/afternoon sun including a terrace and a large expanse of lawn bordered by established shrubs.

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SERVICES: Mains water, drainage and electricity 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: C - £1,854.57 - 2024/25.

EPC RATING: C.

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

MOBILE COVERAGE: EE and Three – good outdoor, variable in-home. (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: //sushi.unlocking.crusher.

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

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