



**6 Malam Road,
Bury St. Edmunds, Suffolk.**

**DAVID
BURR**



6 MALAM ROAD, BURY ST. EDMUNDS, SUFFOLK. IP33 3GF

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 exceptionally well-presented 3-storey town house overlooking a pretty greensward with the added benefit of off-road parking in a sought-after town centre location.

A stunning 3-storey town house overlooking a pretty greensward in the Bury St. Edmunds town.

ENTRANCE HALL: With stairs rising to first floor and door to:-

KITCHEN/BREAKFAST/LIVING ROOM: A well-appointed open plan space with the kitchen comprising a range of matching wall and base units with worksurfaces over as well as a number of integrated appliances. There is ample space for informal dining and entertaining located towards the rearmost part of the room with doors leading to the terrace abutting the rear of the property and providing views over the attractive rear gardens. Personnel door leading to the;

STUDIO/OFFICE: A conversion of the garage, once used as a pottery studio, this versatile space can fulfil a variety of uses.

UTILITY ROOM/CLOAKROOM: Accessed via the entrance hall and comprising a white suite with WC, hand wash basin with electric touch operated multi-function tap over. Spaces for white goods including a washer/dryer.

First Floor

LANDING: with access to;

SITTING ROOM: A beautifully proportioned dual aspect reception room with views to front and rear and Juliette balcony.

BEDROOM 1: A stunning principal bedroom with dual aspect windows to rear and fitted wardrobes. Door to:-

ENSUITE: With white suite comprising WC, hand wash basin with touch operated multi-function mixer tap over and storage cupboard. Walk-in shower with body and head jets. Heated towel rail.

Second Floor

LANDING: With door to:-

BEDROOM 2: A substantial double bedroom with fitted wardrobes.

BEDROOM 3: A spacious double bedroom with window to rear.

BEDROOM 4: Window to front aspect.

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FAMILY BATHROOM: Well-appointed with suite comprising WC, hand wash basin and electric touch operated mixer tap over. Panelled bath with electronically operated drencher style shower head and glass shower screen. Heated towel rail and storage cupboard.

Outside

The property is approached via a private 'residents only' cul-de-sac and is located adjacent to a pretty greensward. A driveway provides **OFF-ROAD PARKING** for a number of vehicles.

GARAGE: With up and over door, currently converted to a useful Studio/Office with internal door to Kitchen/Breakfast Room.

The rear gardens are well presented, predominantly laid to lawn with a terrace abutting the rear of the property and boundaries defined by fencing.

AGENTS NOTE

The property is located on an unadopted road and subject to a twice-yearly contribution for maintenance – for further information please speak to the selling agent.

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: E - £2,670.40 – 2025/26.

EPC RATING: B.

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

MOBILE COVERAGE: EE, Three and Vodafone – good outdoor variable in-home, 02 – good outdoor (source Ofcom).

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WHAT3WORDS: ///chuckling.listed.emphasis.

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.



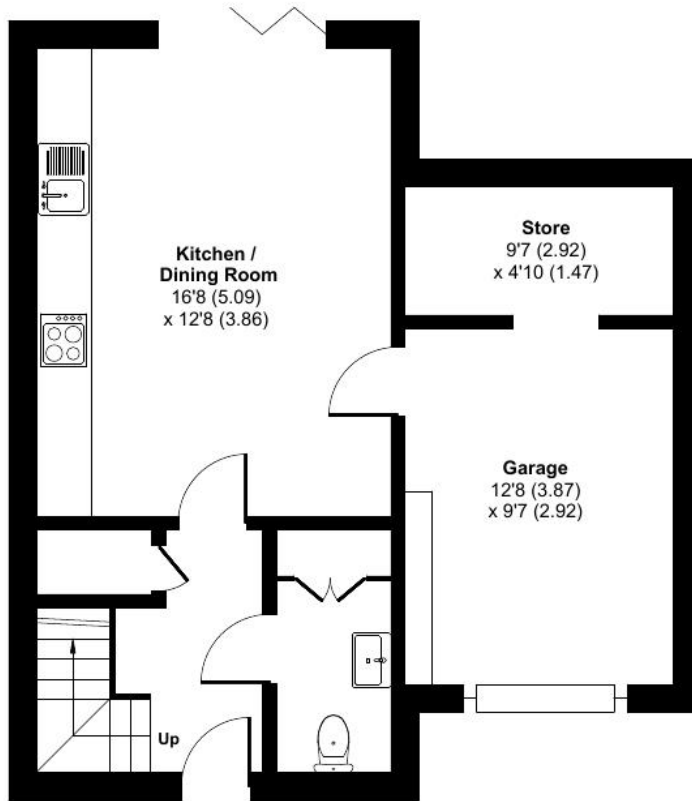
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Approximate Area = 1341 sq ft / 124.5 sq m

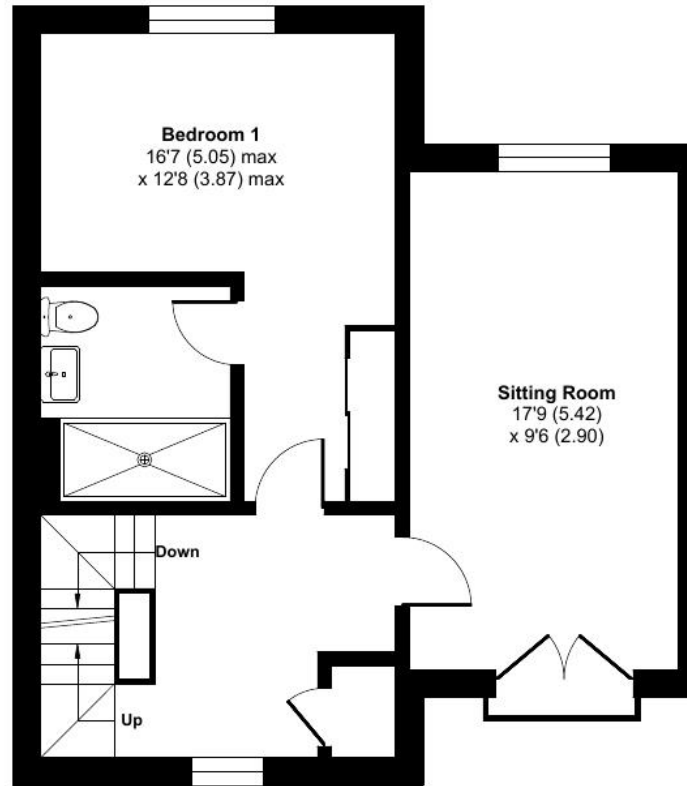
Garage = 170 sq ft / 15.7 sq m

Total = 1511 sq ft / 140.2 sq m

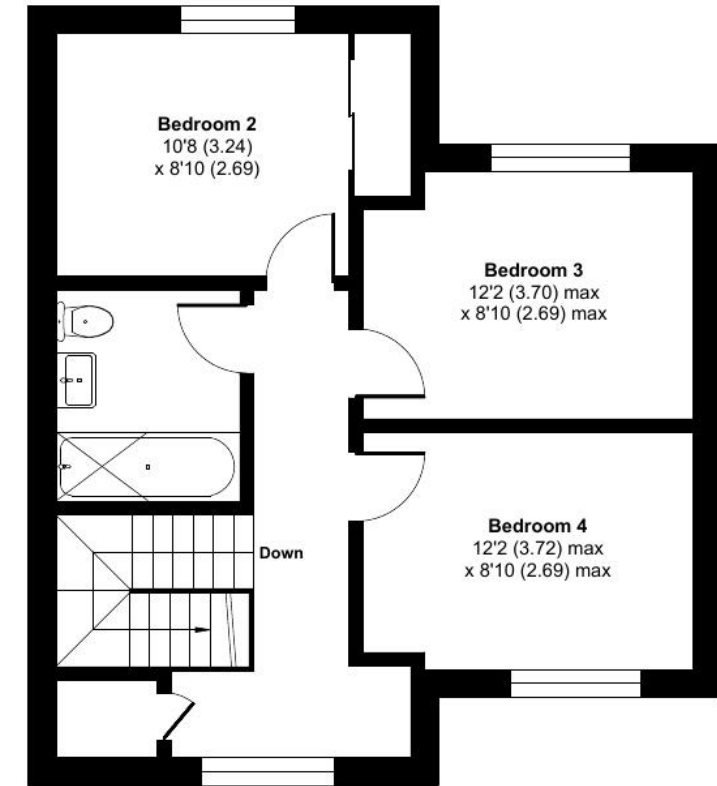
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

