



16 Tudor Road
Bury St Edmunds, Suffolk.

**DAVID
BURR**



16 Tudor Road, Bury St Edmunds, Suffolk IP32 6FJ

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.

A spacious and well-presented family home on the outskirts of Bury St Edmunds, offering proportionate accommodation arranged over three floors with the added benefit of a garage and off-road parking. The versatile accommodation is complemented by enclosed gardens and is a short distance from the David Lloyd Health Club as well as other notable amenities.

A detached family home in a well-regarded edge of town location with garaging and off-road parking for a number of vehicles.

ENTRANCE HALL: With stairs to first floor and door to;

SITTING ROOM: A dual aspect reception room with bay window to front and window to side.

KITCHEN/BREAKFAST/DINING ROOM: A superb open plan arrangement initially comprising a range of matching wall and base units with work surfaces over and integral appliances to include a fridge/freezer, gas hob with extractor over and double oven/grill under. There is a stainless steel butler sink inset with drainer and mixer tap over and an integral island/breakfast bar which partially divides the open plan arrangement, leading to the DINING AREA with dual aspect windows to front and side with French style doors opening to the terrace abutting the rear of the property.

UTILITY ROOM: With additional work surfaces and spaces for white goods such as a washer and a dryer. Large understairs storage cupboard and door to driveway.

CLOAKROOM: With suite comprising WC and hand wash basin.

First floor

LANDING: With window to rear aspect.

PRINCIPAL BEDROOM: A substantial double bedroom with window to front aspect and open plan to DRESSING AREA with two walls of integral wardrobes.

EN SUITE: With white suite comprising WC, handwash basin and shower.

BEDROOM 2: Double bedroom with window to front aspect.

FAMILY BATHROOM: With white suite comprising WC, hand wash basin and panel bath with shower attachment over and shower screen.

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Second Floor

LANDING: With large storage cupboard and skylight window.

BEDROOM 3: Substantial double bedroom with window to front aspect.

BEDROOM 4: With window to front.

FAMILY SHOWER ROOM: White suite comprising WC, handwash basin and shower.

Outside

The property has a driveway providing off-road parking for a number of vehicles and vehicular access to the GARAGE with up and over door, power and light connected.

The gardens are predominantly laid to lawn with a terrace abutting the rear of the property.

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

LOCAL AUTHORITY: West Suffolk Council: 01284 763233

EPC RATING: B.

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

MOBILE COVERAGE: EE, O2, Three and Vodafone likely. (source Ofcom).

AGENTS NOTE: We understand the road on which the property is situated is privately maintained and as such, a twice-yearly service charge is payable in the sum of approximately £80.00.

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: ///grownup.fluffed.speeding

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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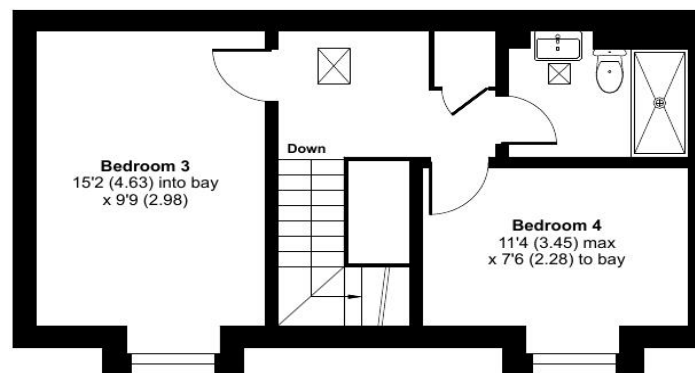
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Approximate Area = 1419 sq ft / 131.8 sq m

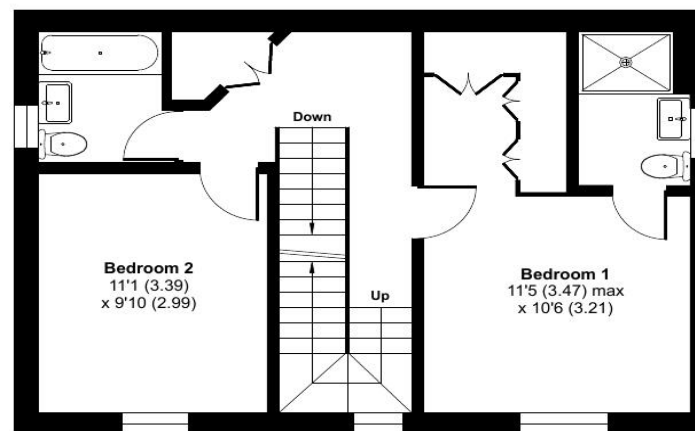
Garage = 247 sq ft / 22.9 sq m

Total = 1666 sq ft / 154.7 sq m

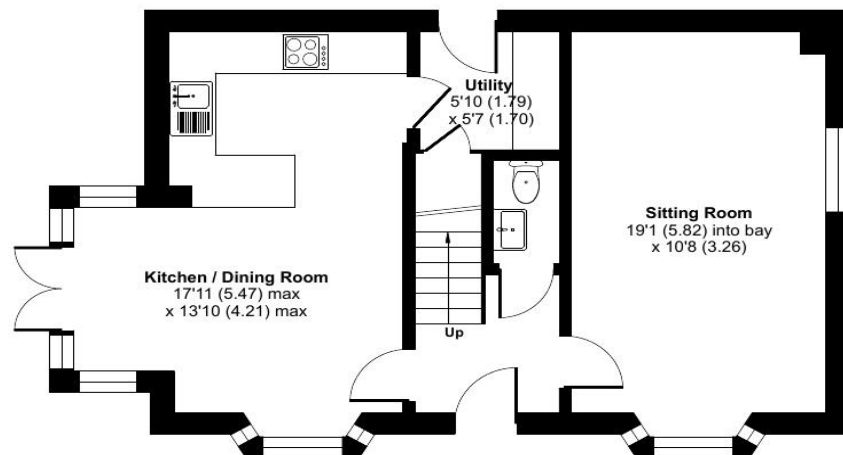
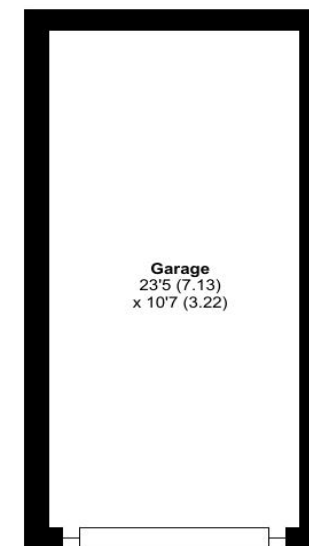
For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for David Burr Ltd. REF: 1440368

Offices at: Bury St Edmunds 01284 725525 - Long Melford 01787 883144 - Leavenheath 01206 263007 - Clare 01787 277811 - Castle Hedingham 01787 463404

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