



DAVID
BURR

36 Westley Road,
Bury St. Edmunds, Suffolk.



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Location:

Westley Road is situated on the western side of historic Bury St Edmunds, conveniently positioned a short walk away from the town centre, excellent schooling and recreational facilities. The nearby A14 provides excellent road connections, whilst Bury St Edmunds railway station offers further transport links.

- Outstanding detached 1920s period residence.
- Elegantly furnished sitting room and separate drawing room.
- Extensively and sympathetically refurbished.
- Four beautifully appointed bath/shower rooms, including two en-suites.
- Versatile four/five-bedroom accommodation.
- Stunning landscaped gardens and entertaining terrace.
- Impressive open-plan kitchen/breakfast/living room.
- Generous off-road parking and detached double garage.
- Beautiful stone flooring and bi-folding doors.
- Highly regarded residential location within a short walking distance of the town centre.

A particularly handsome detached period home dating from the 1920s, having undergone an extensive programme of refurbishment. The result is an exceptionally well-presented home, retaining the charm and character of its period origins whilst offering contemporary living. In all about 0.25 acres.



THE PROPERTY

The accommodation is arranged over two floors and is entered via a welcoming hallway with useful understairs storage. Undoubtedly one of the property's defining features is the impressive L-shaped kitchen/breakfast/dining room, a superb everyday living and entertaining space with beautiful stone flooring and bi-folding doors opening directly onto the rear terrace. The kitchen is comprehensively fitted with an extensive range of cabinetry, quartz work surfaces, a double ceramic Butler sink with mixer tap, a five-ring induction range cooker and integrated fridge, freezer and dishwasher. There is generous space for a substantial dining table and relaxed seating, with an effortless connection to the garden.

For more formal occasions, there are two further reception rooms: a comfortable sitting room with fireplace and window to front aspect, and an elegant dual-aspect drawing room with bay window to front and window to side. These rooms provide considerable flexibility, including the potential to create a fifth bedroom if desired. Two double bedrooms are positioned on the ground floor, one benefiting from an en-suite shower room, the other with built-in period cabinets. A separate family bathroom with a freestanding bath and shower serve this level, whilst a practical utility room provides a sink, appliance space and access onto the rear terrace.

The first floor is equally impressive, with a landing incorporating useful storage and two further double bedrooms. The principal bedroom has dual-aspect windows, fitted wardrobes and an en-suite shower room, whilst the second bedroom features fitted wardrobes and dual-aspect windows. A further bathroom with bath and shower completes the accommodation.

Outside, the generous gardens are predominantly laid to lawn, providing an attractive setting, and a substantial terrace ideal for outdoor dining and entertaining. Ample off-road parking is complemented by a detached double garage with up-and-over doors and a personnel door to the side. In addition, there is a store located to the right-hand side of the front elevation, providing an additional storage space although could be easily adaptable for use as a gym/studio subject to the relevant permissions.

POSTCODE: IP33 3RR

WHAT3WORDS: ///windmill.eliminate.pairings

LOCAL AUTHORITY: West Suffolk Council: 01284 763233.

COUNCIL TAX: Band E

IMPORTANT AGENTS NOTES: The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

The heating system has been recently updated and comprises a recently fitted Worcester gas boiler, providing underfloor heating to the ground floor with thermostatic controls and radiators at first floor level. The recently fitted water cylinder is located on the first floor.

VIEWING: Strictly by prior appointment only through DAVID BURR – (01284) 725525.



Material Information

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

EPC RATING: Pending report

PROPERTY POSTCODE: IP33 3RR

TENURE: Freehold

CONSTRUCTION TYPE: Brick

COMMUNICATION SERVICES: Broadband Speed: Up to 5500 Mbps (source Ofcom). NB broadband not currently connected.

Mobile Coverage: EE, Three, 02 and Vodafone – outdoor, likely. (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/>.

SUBSIDENCE HISTORY: None.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS:
None known.

ASBESTOS/CLADDING: None.

COVENANTS: To maintain a boarded fence of 4ft 6in high on North/Eastern boundaries.

Not to build within 15 ft of the road.

FLOOD RISK: None known.

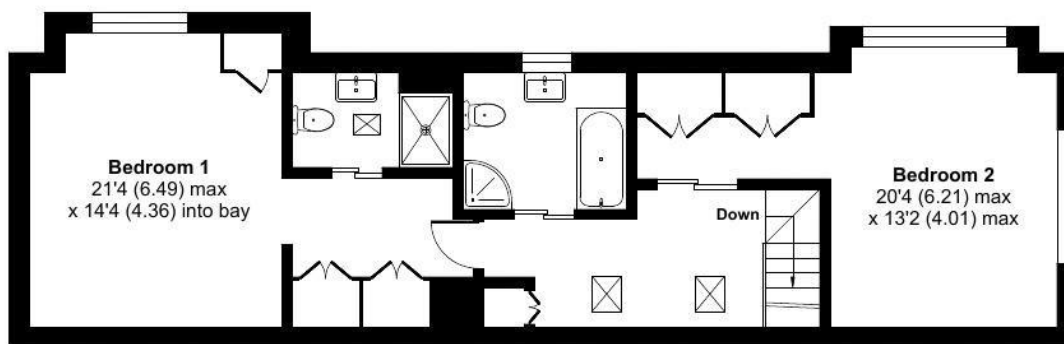
ACCESSIBILITY ADAPTIONS: None. Although there is provision for a ramp to be installed to the side of the property if a prospective purchaser should wish.

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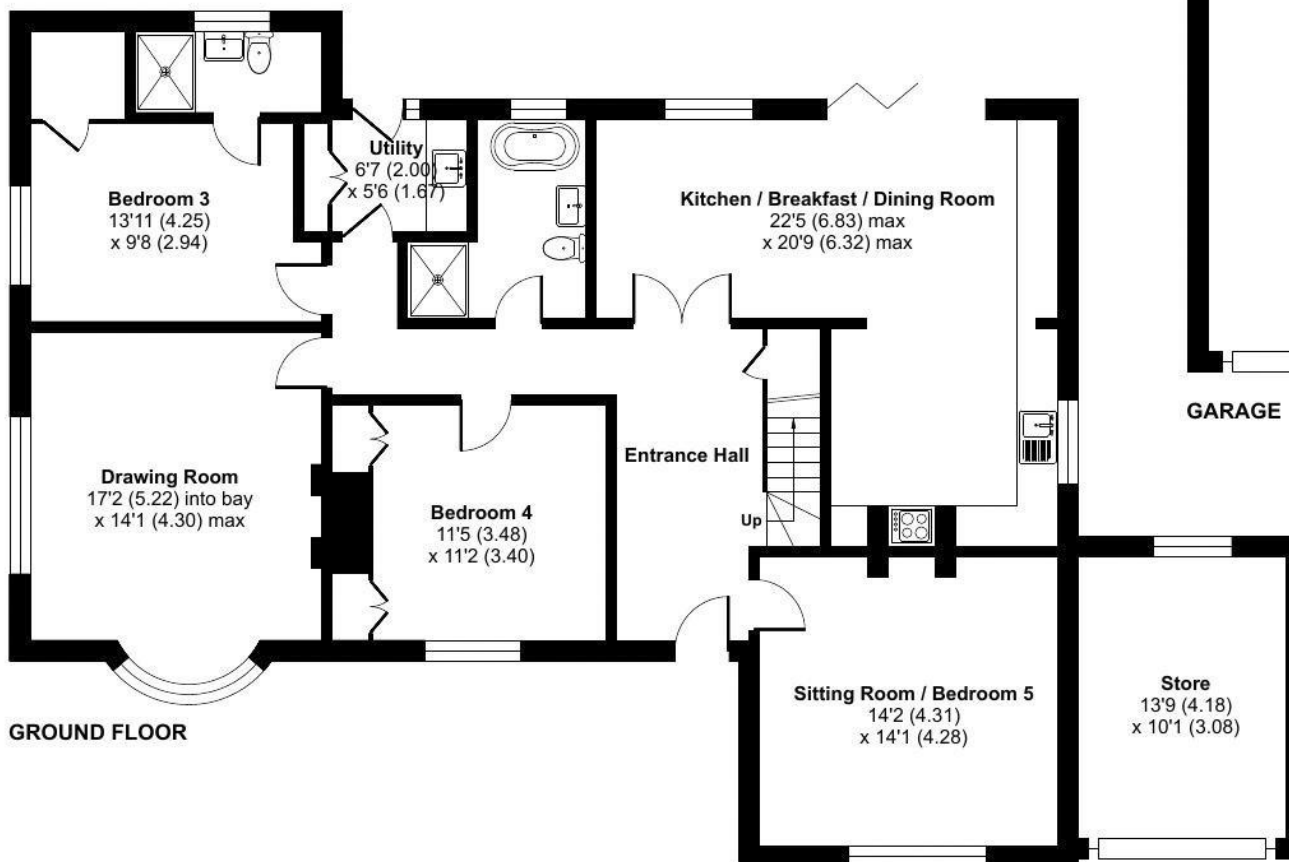
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NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by 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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FIRST FLOOR



GROUND FLOOR





