



**21 Westley Road,
Bury St. Edmunds, Suffolk.**

**DAVID
BURR**

21 WESTLEY ROAD, BURY ST. EDMUNDS, SUFFOLK. IP33 3RW

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 town house has a particularly elegant façade that is complemented by well-balanced accommodation and a charming garden to the rear. The property retains considerable character throughout with period features including sash windows, fireplaces, high ceilings, etc.

A charming townhouse with well-balanced accommodation, established garden and off-road parking.

SITTING ROOM: A lovely light room with a large triple sash bay window, high ceiling, charming Victorian fireplace with ornate surround, display shelving and storage either side. Staircase off and door to:-

KITCHEN/DINING/LIVING ROOM: An exceptional space divided into 2 distinct areas with the dining/living area having a sash window, impressive open fireplace, ornate surround and tiled hearth. There is a large storage cupboard and opening to the kitchen area which has been finished with an extensive range of matching modern units and silestone worktops which incorporate a single drainer sink unit with mixer tap over, integrated electric oven, plumbing for dishwasher and washing machine. Door to garden.

First Floor

LANDING: Access to loft storage space and doors to:-

BEDROOM 1: A charming room with a high ceiling, 2 sash windows, storage cupboard and wardrobe. Pretty Victorian fireplace.

BEDROOM 2: A light room with views over the rear garden.

BATHROOM: Bath with separate shower over and side screen. WC and wash hand basin.

Outside

The gardens are one of the property's most attractive features, the front is cleverly designed as a wild garden with various colourful flowers, plants and shrubs encouraging the butterflies and associated wild life. The rear garden is generous in size and includes a terrace, well stocked beds, complemented by established trees and shrubs. Useful **SHED** and **GREENHOUSE**.

AGENTS NOTES

As is not uncommon with properties of this ilk, a right of way exists over the rear garden.

The parking to the rear is to be created by the purchaser post completion, as part of the purchase process a separate transaction will run concurrently with the purchase of the property involving the granting of a vehicular access over Prince of Wales Close to access the rear of the garden of 21 Westley Road.

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

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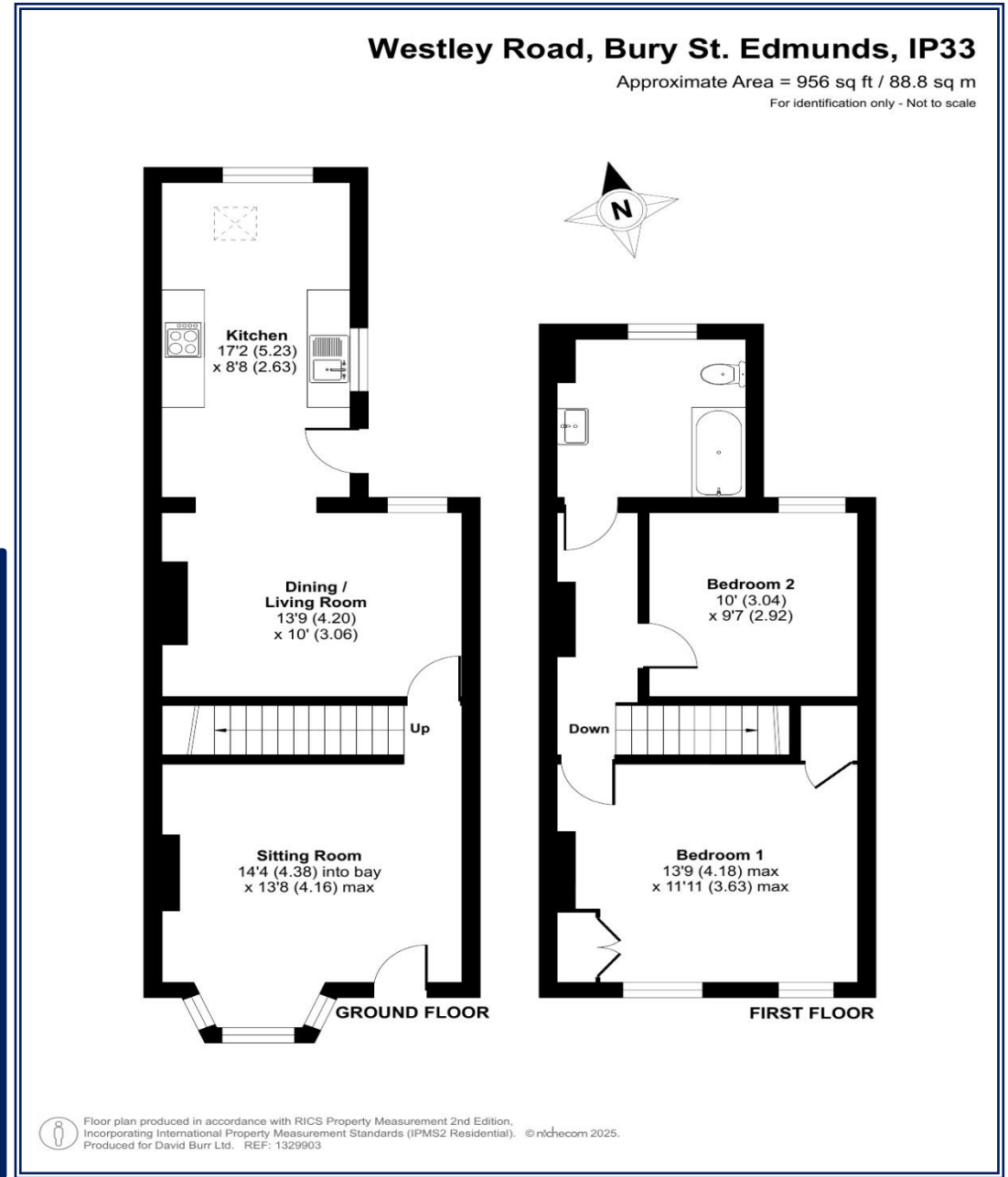
LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: C - £1,942.11 – 2025/26.
EPC RATING: D.

BROADBAND SPEED: Up to 1800 Mbps (source Ofcom).
MOBILE COVERAGE: EE, Three and Vodafone – good in-home and 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: ///warthog.writing.animals.

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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