25 West Road - Offers In Excess Of £340,000

Bury St. Edmunds IP33 3EL

shires

Estate & Letting Agents



"Consistently providing outstanding service to our clients"

Offers In Excess Of £340,000

The Property

Situated on West Road in the popular market town of Bury St Edmunds, this attractive two bedroom home offers a wonderful combination of character, comfortable accommodation and modern open-plan living.

The property features a welcoming and well-proportioned reception room, providing an inviting space in which to relax. To the rear, a substantial extension has created an impressive open-plan kitchen and dining area, ideal for both everyday living and entertaining. Bi-fold doors open directly onto the generously sized rear garden, allowing plenty of natural light into the room and creating a seamless connection between the indoor and outdoor spaces.

Upstairs, there are two comfortable bedrooms, while the converted loft provides a useful additional room. This versatile space could be used as a home office, guest room, playroom or hobby area, depending on the requirements of the new owner.

The generous rear garden offers an excellent setting for outdoor dining, entertaining and family activities, with plenty of scope for buyers to make the space their own.

West Road is conveniently positioned within easy reach of Bury St Edmunds town centre, where a wide variety of shops, restaurants, cafés and cultural attractions can be found. The property is also well placed for access to local amenities and transport connections.

Offering flexible accommodation, a spacious rear extension and a generous garden, this charming home would make an excellent purchase for first-time buyers, couples, small families or those looking to be close to the heart of Bury St Edmunds.

AGENTS NOTE: Property images may have been digitally enhanced, edited, or virtually staged using artificial intelligence and may not accurately reflect the property's current presentation, condition, furnishings, or contents. Floorplans and measurements are provided for guidance only and should not be relied upon.

Features

- TWO BEDROOMS
- LARGE EXTENSION TO THE REAR
- KITCHEN/DINING ROOM
- LOFT ROOM WITH LADDER STAIRCASE
- GAS CENTRAL HEATING
- WALKING DISTANCE TO TOWN CENTRE
- ON STREET PARKING
- BI - FOLD DOORS TO GARDEN
- LARGE REAR GARDEN
- VIEWINGS HIGHLY ADVISED!



























These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

GROUND FLOOR
44.9 sq.m. (484 sq.ft.) approx.

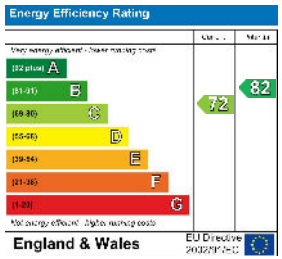
1ST FLOOR
30.6 sq.m. (329 sq.ft.) approx.

2ND FLOOR
12.1 sq.m. (130 sq.ft.) approx.



TOTAL FLOOR AREA : 87.6 sq.m. (943 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026



rightmove.co.uk
The UK's number one property website

OnTheMarket.com

15-17 Eastgate Street, Bury St. Edmunds, Suffolk, IP33 1XX
T: 01284 760770
E: bury@shiresestateagents.co.uk