

3 Barons Road, Bury St Edmunds

Minors & Brady

3 Barons Road

Bury St Edmunds

Occupying a generous plot in a prime Bury St Edmunds location, just a short walk from the town centre, this impressive executive detached residence offers exceptional space, versatility and potential for modern family living. Set back from the road with extensive off-road parking and a double garage, the property features a substantial dual-aspect living room with sliding doors opening onto the patio, a flexible formal dining room, a well-equipped kitchen and a highly adaptable breakfast/family room. Upstairs, four well-proportioned bedrooms are served by a family bathroom and separate shower room, offering further potential for reconfiguration. Outside, the low-maintenance rear garden is perfectly suited to entertaining, boasting a vast patio, swimming pool and established hedging, while still offering opportunities for future landscaping. An exceptional family home in a highly desirable setting, ready to be personalised and enhanced to suit a new owner's lifestyle.

The Location

Barons Road enjoys a convenient position on the eastern side of Bury St Edmunds, one of Suffolk's most established and characterful market towns. Combining easy access to everyday amenities with the cultural and historic appeal of the town centre, the area is well suited to a broad range of residents, including families, professionals, commuters and those seeking a well-connected base within the county.








BOSCH

3 Barons Road

Bury St Edmunds

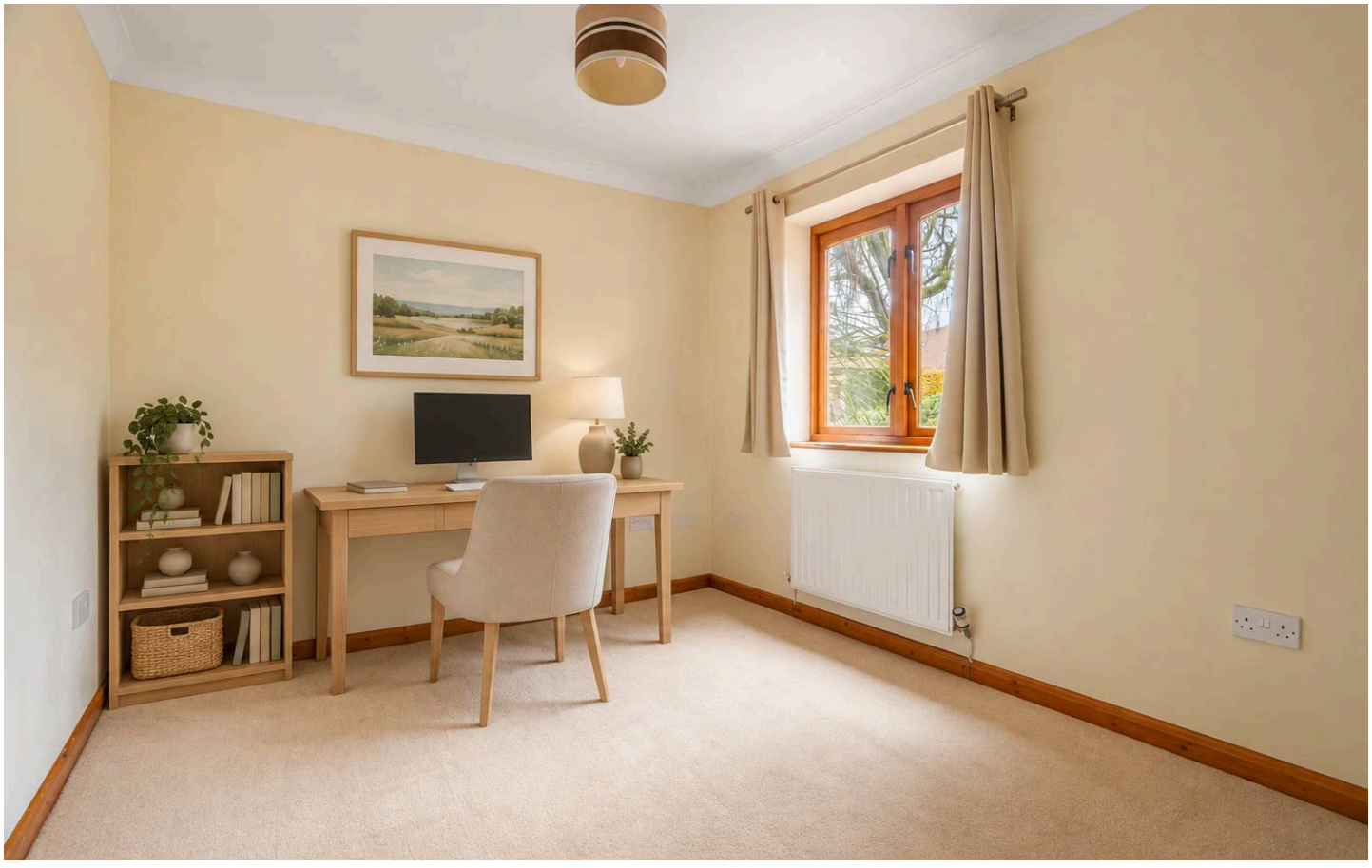
Residents benefit from a wide selection of amenities close at hand. Bury St Edmunds town centre provides an extensive range of independent retailers, national brands, cafés, restaurants and public houses, centred around the historic streets and market square. Nearby shopping facilities include supermarkets such as Tesco, Sainsbury's and Aldi, while the Arc Shopping Centre offers a mix of retail, dining and leisure options. Healthcare needs are well catered for by local GP practices and the West Suffolk Hospital, one of the region's principal medical facilities.

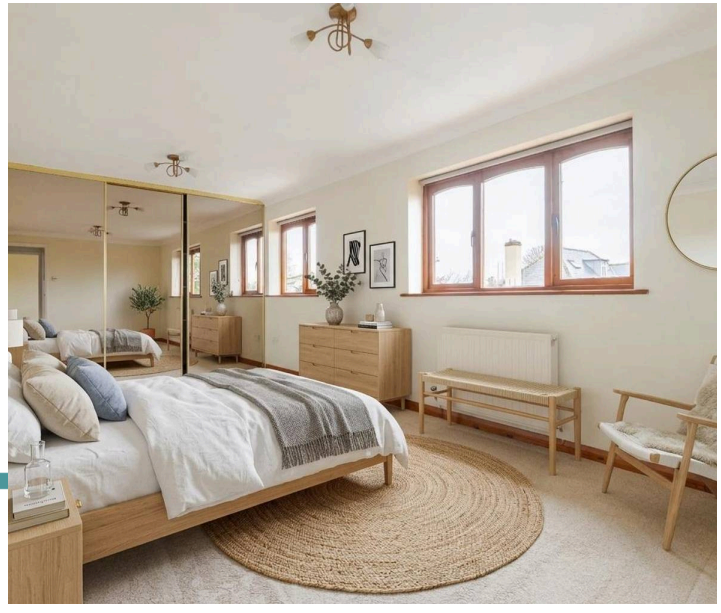
The town is particularly well regarded for its educational offering. Families have access to a range of primary and secondary schools across Bury St Edmunds, alongside independent options including the respected Culford School on the northern edge of town. Further education is available through West Suffolk College, which provides a broad selection of academic and vocational courses and serves students from across the region.

Bury St Edmunds railway station offers regular services to Cambridge, Ipswich and London connections, making the town a practical choice for commuters. The nearby A14 provides efficient road links east towards Ipswich and Felixstowe, and west towards Cambridge, Newmarket and the wider motorway network. Local bus services further support travel throughout Suffolk and neighbouring counties.

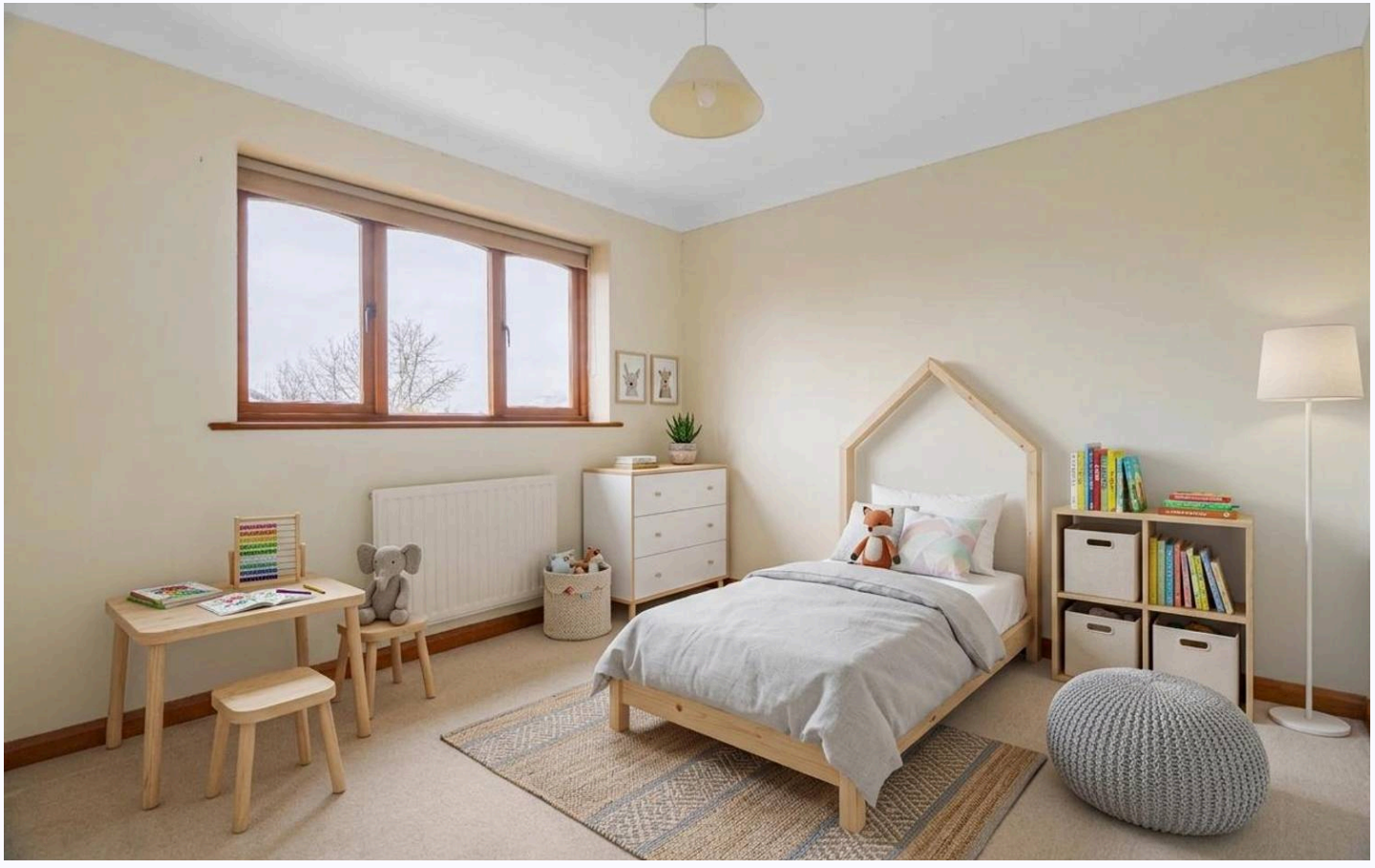
Beyond its practical advantages, the area enjoys access to a wealth of green space and recreational attractions. Residents can explore the historic Abbey Gardens, Nowton Park and the surrounding Suffolk countryside, with numerous walking and cycling routes weaving through nearby villages and rural landscapes. Cultural attractions such as Theatre Royal, Moyse's Hall Museum and regular events held throughout the town contribute to a vibrant community atmosphere.

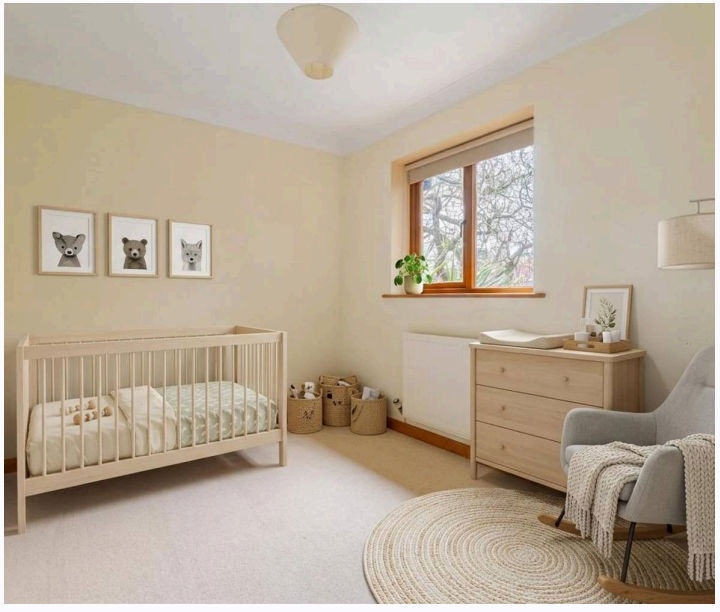
M&B













3 Barons Road

Bury St Edmunds

The property is approached via a large brick-weave driveway, creating an impressive first impression and providing generous off-road parking alongside access to the double garage. Mature planting and the property's setback position enhance its sense of privacy, while the attractive frontage reflects the scale and quality found throughout.

Stepping inside, the entrance hall provides a welcoming introduction to the home, offering access to the principal ground-floor accommodation. The spacious layout immediately highlights the flexibility available, with each room thoughtfully connected to create a practical environment for family life and entertaining alike.

The main living room is a particularly impressive space, flooded with natural light through its dual-aspect outlook across both the front and rear elevations. Designed for both relaxation and social occasions, this generously proportioned reception room benefits from two sets of sliding doors that open directly onto the rear patio, creating a seamless connection between indoor and outdoor living during the warmer months. The room offers ample space for a variety of furniture layouts and provides an excellent focal point for everyday family enjoyment.

Situated nearby, the formal dining room has the potential to be utilised as an informal sitting area, children's playroom, home office, hobby room or even an additional ground-floor bedroom. This flexible space can easily evolve to suit changing family requirements over time.

M&B

3 Barons Road

Bury St Edmunds

Forming the heart of the home, the kitchen is currently fitted with a range of wall and base cabinetry together with a sink and drainer unit, integrated double oven, hob and space for additional appliances. The design offers excellent functionality as it stands, whilst also presenting exciting scope for future modernisation should a purchaser wish to create a bespoke culinary space tailored to their preferences. Adjoining the kitchen is a highly adaptable breakfast and family room which significantly enhances the versatility of the accommodation.

The first floor continues to impress, with the landing providing access to four well-proportioned bedrooms and the family bathroom facilities. Each bedroom offers comfortable accommodation, making the property equally suitable for growing families, those working from home, or purchasers seeking space for visiting guests.

The principal bedrooms are particularly generous in size, with one benefitting from built-in wardrobes that provide valuable storage whilst maximising floor space. The remaining bedrooms are equally adaptable and can accommodate a variety of lifestyle needs, ensuring the home remains both practical and future-proof.

Serving the bedrooms are a family bathroom and a separate shower room, offering convenience for busy households. The existing layout presents an exciting opportunity for purchasers wishing to reconfigure the accommodation, with potential to create an en-suite arrangement subject to the necessary consents and works.

M&B













3 Barons Road

Bury St Edmunds

Outside, the rear garden has been designed with ease of maintenance in mind while still offering excellent outdoor living space. A substantial patio provides the ideal setting for al fresco dining, entertaining guests or simply enjoying the surrounding environment. The swimming pool creates a standout feature and offers a wonderful addition for family enjoyment throughout the summer months. Established hedging enhances privacy and defines the boundaries, while there remains considerable opportunity for further landscaping and enhancement to create a garden tailored to individual tastes.

Agent's Note

This property will be sold freehold.

Connected to mains water and electricity.

Gas central heating system.

Please be aware that the images have been AI-staged to showcase the furniture in the rooms. We recommend visiting the property in person to fully evaluate the space and its features.

M&B

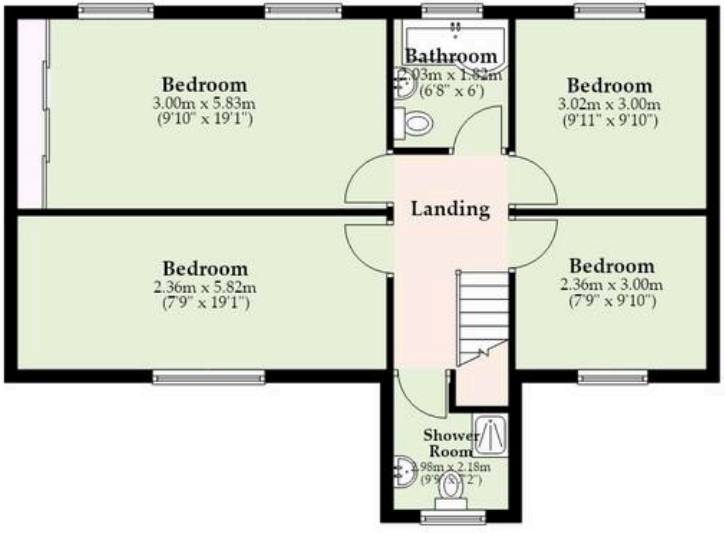
Ground Floor

Approx. 76.5 sq. metres (823.2 sq. feet)



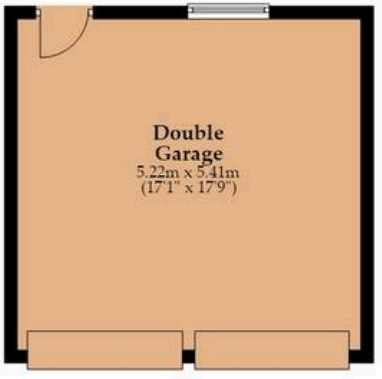
First Floor

Approx. 63.4 sq. metres (682.1 sq. feet)



Double Garage

Approx. 28.2 sq. metres (303.9 sq. feet)



Total area: approx. 168.1 sq. metres (1809.2 sq. feet)

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.
Plan produced using PlanUp.

M&B

Dreaming of this home?
Let's make it a *reality.*



Meet *Stuart*
Branch Manager



Meet *Joe*
Property Lister



Meet *Claire*
Aftersales Team Leader

Minors & Brady

Your home, our market

burystedmunds@minorsandbrady.co.uk 01284 672200 2 St John's St, Bury St. Edmunds, IP33 1SQ

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM

Norfolk Mortgages.

Residential | Buy-to-Let | Protection

How we can support:

- ✓ Residential Mortgages
- ✓ Protection and Insurance
- ✓ Buy-to-Let (Personal and Limited Company



Matt Waters
Director and Principal



Victoria Payne
Mortgage and Protection Adviser

Offering you quick and professional mortgage advice, every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk
W: www.norfolk-mortgages.co.uk