



Magnolia House

Victoria Street | Bury St. Edmunds | IP33 3BD

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Victoria Street

A rare opportunity to acquire this fantastically presented, modern, five bedroom town house in the heart of Bury St Edmunds. Recently renovated this impressive build offers spacious, light and airy living space across three floors as well as a south facing garden and off road parking, scarce in this prime location.

Victoria street is situated just a ten minute walk from the town centre presenting an abundance of amenities close by, including multiple supermarkets, West Suffolk College among other schools as well as restaurants and plentiful shopping in the arc shopping centre.





Step Inside

This modern town house offers spacious accommodation. The ground floor comprises a decent study at the front of the property which has fitted carpets and bay window. The living room provides a great space for entertaining and includes fitted carpets and feature fireplace. The open plan kitchen/dining room to the rear of the property offers a light and airy feel thank to the skylights, French doors and bi-folding doors onto the patio. The modern fitted kitchen features a double doored pantry, double oven, large matching island all complete with quartz worktop. The ground floor is also complete with underfloor heating throughout.

On the first floor, the principal bedroom offers desirable views over the back garden and has a large ensuite bathroom. There is also 2 other double bedrooms complete with fitted carpets and single aspect window. The main family bathroom completes this floor.

The second floor comprises two more double bedrooms with rear aspect Velux windows and fitted carpets. This floor is completed by a shared shower room complete with wc and vanity sink unit. The whole house has double glazing throughout and radiators on the first and second floors.





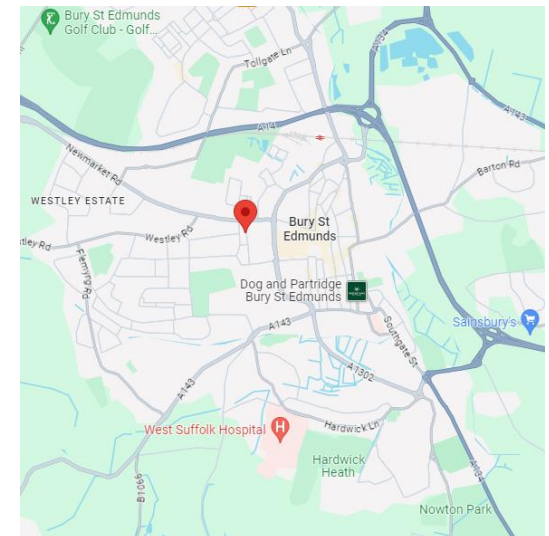
Step Outside

The property offers an attractive Southwest facing rear garden and a substantial patio area perfect for alfresco dining. The garden is enclosed by a high panel fence and wall with hedging across the rear providing privacy and the garden itself has been laid to lawn. Adjacent to the house is a private driveway offering parking for two to three vehicles.



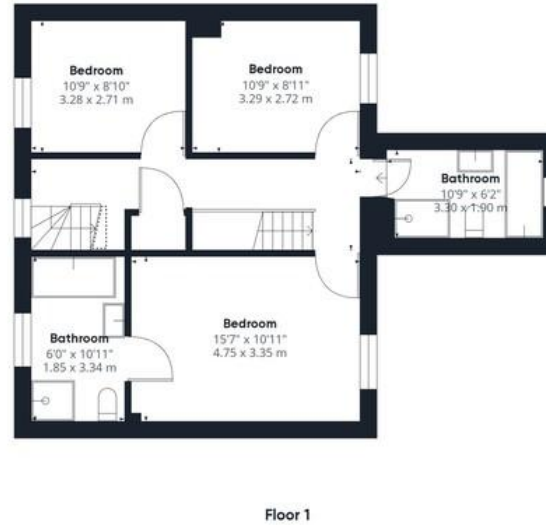
Location

Bury St Edmunds is a historic market town in Suffolk with richly fascinating heritage. Its striking combination of medieval architecture, elegant Georgian squares and Cathedral and Abbey Gardens provide a distinctive visual charm. This home has excellent access to the A14, A11(M11) and the railway station which has links to mainline services to Cambridge, London's Liverpool Street and Kings Cross



Services

- Mains Water
- Mains Gas
- Mains Drainage
- Underfloor Heating on Ground Floor
- Council Tax Band – F
- EPC - B



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Registered Address:- Chiltern House, 36 High Street, Brandon, IP27 0AQ.



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