



2 Southgate Street
Bury St. Edmunds | IP33 2AF

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This charming Grade II listed home has been carefully restored and updated by the current owners to create a property full of character and comfort. Inside, you will find exposed timber beams throughout, a spacious kitchen and dining area, a cosy living room and a separate study, along with three bedrooms. Outside, the private landscaped garden offers space to relax or entertain, and the rare benefit of a double garage makes this a standout home right in the centre of town.

The property sits just a few doors down from St Mary's Square, with a short and relatively car-free walk through the Great Churchyard and Abbey Gardens leading directly into the town centre. Here you will find a wide range of amenities, including the market, independent shops, and restaurants.





Step Inside

As you enter the property, you are welcomed into the entrance hall with traditional quarry stone flooring. To the right is the kitchen and dining room, a bright and spacious open-plan area where the character of the home really shines through. The dining space features an exposed brick fireplace offering the opportunity for a modern inset wood-burning stove, exposed beams and wooden wall panels, creating a warm and sociable setting. The kitchen is fitted with cream shaker-style units, solid wood, work surfaces and a breakfast bar, along with two sinks, one ceramic and one stainless steel. An integrated oven with gas hob and extractor fan is also included, and a stable door provides direct access to the garden. From here, a door also leads back through to the rear of the hallway. On the ground floor you will also find the family bathroom, fitted with a vanity unit, WC and inset bath with shower attachment and conservation type rooflights bringing in natural light. To the left of the hallway, the main living room continues the quarry stone flooring and exposed timber beams and is filled with light from a large window. A feature electric fire adds to the room's appeal. Sliding doors open into the study, a versatile space ideal for a home office, with two conservation type rooflights and French doors leading out to the terrace.

Upstairs, a generous landing with built-in airing cupboard and exposed timber flooring leads to the three bedrooms. Bedroom one is a spacious double with fitted carpet, handmade fitted wardrobes and double-aspect windows. Bedrooms two and three both feature exposed timber flooring and beams, each offering plenty of character. The first floor is completed by a family shower room with a walk-in shower cubicle, wash hand basin and WC. The first floor also gives provides access to the loft which is boarded out with electrics.





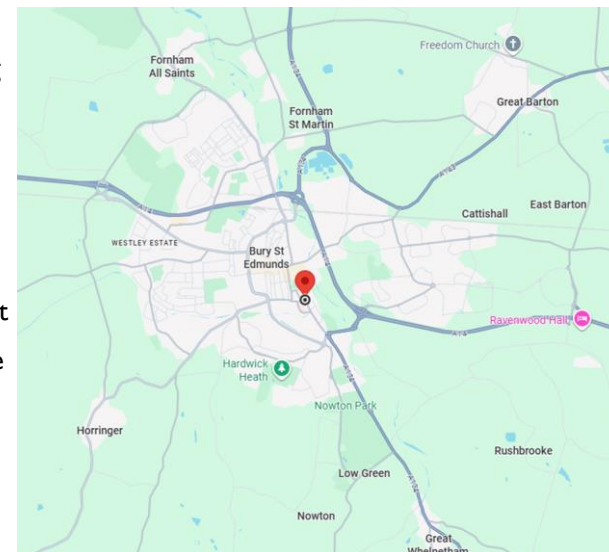
Step Outside

The rear garden is a beautifully landscaped and private space, enclosed by flint and brick walls that provide both character and a mix of light and shade. A small lawn is complemented by areas of patio and shingle, making it an attractive yet low-maintenance garden. Mature shrubs and plants add colour and interest, with raised beds and a garden shed installed by the current owners. From the garden, there is direct access to the double garage with automated doors, offering secure parking for two cars in the heart of town. Above the garage, attic trusses create a spacious boarded area with power, lighting and 13A outlets, providing excellent storage or scope for use as a workshop or other uses subject to any necessary consents.



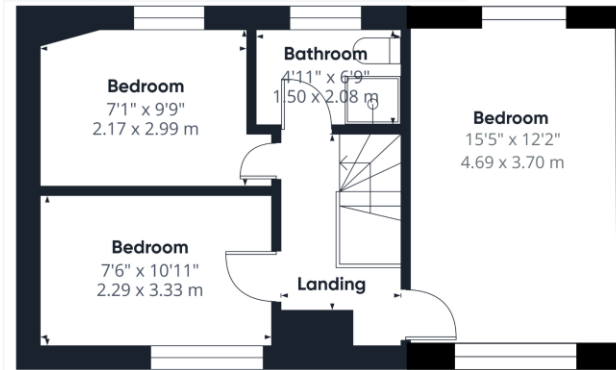
Location

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.

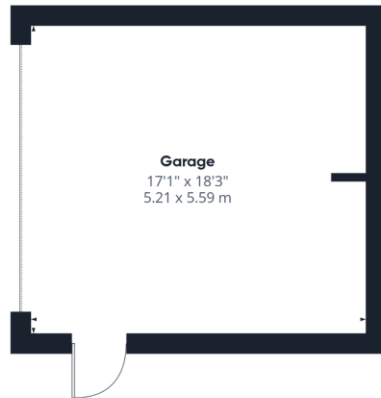




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
1349.1 ft²
125.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Services

- Council Tax Band – B
- Gas Central Heating
- Mains Water
- Mains Gas
- Mains Drainage
- Mains Electric
- Broadband – Fiber To The Cabinet



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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