



# WILSON HOUSE

St. Andrew's Street South | Bury St. Edmunds | Suffolk





Stylish triple aspect open-plan kitchen / living / dining area revolves around a kitchen island with access to separate utility room and zinc bi-folding doors leading to courtyard

# WILSON HOUSE

ST. ANDREW'S STREET SOUTH | BURY ST EDMUNDS

- High-specification brick & flint three-bedroom home with high energy efficiency enhanced by photovoltaic panels & underfloor heating
- Trendy open-plan living / dining area with triple bi-folding doors & feature open-tread oak staircase
- While two bedrooms, the spacious vaulted double aspect first floor sitting room can double as a further bedroom
- Sumptuous bathroom suite, en-suite shower & downstairs cloakroom
- **\*\*Good news; pet-friendly landlord!\*\***
- Excellent location, highly convenient for all town amenities adjacent to Waitrose, Neptune Homestore & The Arc retail complex
- Sleek & stylish kitchen revolves around a central island with full-spec appliances; separate utility room
- Off-street carport parking with turntable; enclosed gated courtyard; useful bike/storage unit
- RAF Lakenheath and Mildenhall easily commutable within 25 mins



## Modern townhouse of exceptional quality in prime central location & off-street carport

An attractive brick and flint high-specification home with a concealed arched driveway entrance in the heart of town and in an enviable setting within a stone's throw of Neptune Homestore and Waitrose. Wilson House, newly built in 2017 by esteemed local developer – Mothersole Builders, boasts tasteful interiors with zinc windows throughout, underfloor heating across the ground floor and high energy efficiencies enhanced by photovoltaic panels. Of particular note is the trendy open-plan living/dining space with open-tread feature oak staircase, bi-folding doors to courtyard and kitchen area that revolves around a central island complete with full spec integrated appliances and sleek contemporary cabinetry. The two bedroom upper floor, one with an en-suite shower room and a sumptuous bathroom suite, has a further spacious double aspect vaulted living room with a large canted bay window seat taking in the streetscape that can double as a third bedroom. In addition, there is a ground floor cloakroom and separate utility room.

Approached via a private residents' driveway, which in turn leads to a carport with off-street parking for one vehicle via a steel turntable. The pristine and low-maintenance courtyard is fully enclosed with the benefit of a separate gated access. Useful secure bike/storage unit and illuminated front entrance porch.

**Wilson House** is conveniently located within the historic Cathedral town of Bury St. Edmunds and is situated in a desirable residential enclave and conservation area so defined by the adjacent medieval grid. Bars, restaurants and independent boutique shops of Abbeygate Street and the Market Square are nearby complemented by Waitrose grocery store, Neptune home store and Arc retail complex close proximity. World-renowned University City of Cambridge is easily accessible via A14 as are RAF Lakenheath and Mildenhall. Refer to our Situation page to discover Suffolk.

# ACCOMMODATION

## WITH APPROXIMATE MEASUREMENTS

Wilson House displays many stylish features combined with high energy efficiencies throughout the two-storey accommodation that measures approximately 1119.5 ft<sup>2</sup> (104 m<sup>2</sup>). Likely to suit a broad range of tenants, whether a temporary family home for those recently sold or professionals and our visiting USAF – all who seek ease of town living with enviable off-street parking and outdoor amenity.

## Ground Floor living

### PORCH

Illuminated porch with zinc front entrance door opens to ground floor open-plan living area with doors to:

### CLOAKROOM

Suite comprising pedestal basin with mixer tap and low-level wc. Deep wainscot provides useful vanity display shelf recess either end. Mirror. Extractor fan. Recessed lighting. Porcelain tiled floor with underfloor heating.

### UTILITY ROOM

A useful separate utility space with window to front aspect fitted with privacy blinds. Wood task work surface with space and plumbing below for washing machine and separate condenser dryer. Wall-mounted gloss cabinets. Extractor fan. Recessed lighting. Porcelain tiled floor with underfloor heating.



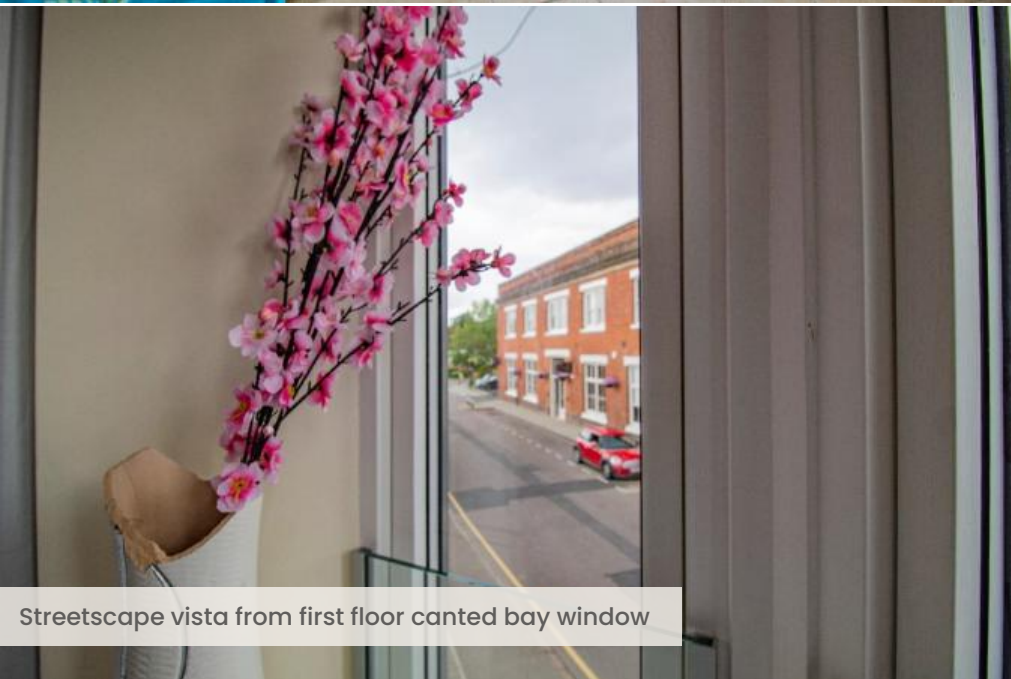
Kitchen area with full-spec integrated appliances



Open-plan living area with attractive open-tread oak staircase



Zinc triple bi-folding doors slide open to southerly courtyard



Streetscape vista from first floor canted bay window

### **OPEN-PLAN KITCHEN / DINING / LIVING SPACE 16'2" x 14'11" (4.92m x 4.54m)**

Inspiring trendy triple aspect open-plan space with porcelain tiled floor and underfloor heating throughout complete with striking feature open-tread solid oak staircase to First Floor. Recessed lighting throughout.

### **KITCHEN / BREAKFAST AREA**

A meticulously designed kitchen space revolves around a central island. Extensively fitted with a range of wall and base units in cream beneath wood worktops with a one and a half stainless steel sink inset with mixer tap and drainer. Metro-style splashbacks. Intelligent space-saving soft closing storage systems with pull drawers, deep pan cupboards and recycling. There are many high-quality integrated appliances including full height fridge/freezer, dishwasher, *Neff* oven & combi grill, *Neff* four-ring ceramic hob with *Neff* stainless steel ceiling extractor. The kitchen island fitted with power points creates a useful preparation area with further storage beneath to form a breakfast bar to one end and stylish brushed stainless steel pendant light above.

### **LIVING AREA**

Zinc triple bi-folding doors slide open to southerly courtyard. Phone point and CAT5 cabling. TV point wired for Freeview and Sky. 5-amp lighting sockets.

# First Floor living

## LANDING

Landing area with stairs rising from open-plan living area with pair of windows fitted with privacy blinds overlooking the rear off-street parking area across to attractive rooftop vistas. Airing cupboard housing boiler. Recessed lighting. Radiator.

## BEDROOM ONE 11'1" x 10'4" (3.38m x 3.15m)

Principal bedroom suite with window to front aspect fitted with privacy blinds. 5amp lighting sockets. Recessed lighting. Radiator. Door to:

## EN-SUITE SHOWER ROOM

Luxuriously appointed shower room clad in floor to ceiling tiles comprising: walk-in shower with screen, wall-mounted basin with mixer tap and low-level wc. Shaver point. Mirror. Chrome heated towel rail. Extractor fan. Recessed lighting. Wood effect floor tiles.

## BEDROOM TWO 11'4" x 8'2" (3.46m x 2.50m)

With window to front aspect fitted with privacy blinds. Built-in wardrobe fitted with shelf and hanging rail. 5amp lighting sockets. Recessed lighting. Radiator.

## SITTING ROOM / BEDROOM THREE 14'9" x 11'4" (4.50m x 3.46m)

Attractive spacious dual aspect vaulted first floor sitting room with canted bay window fitted with curtains to front aspect and further window fitted with privacy blinds to rear aspect. Phone point and CAT5 cabling. TV point wired for Freeview and Sky. 5-amp lighting sockets. Recessed lighting. Radiator.

## BATHROOM

Sumptuous bathroom suite clad in floor to ceiling tiles with window to front aspect fitted with privacy blinds comprises: panelled bath with mixer tap, shower attachment and glazed screen, pedestal basin with mixer tap and low-level wc. Chrome heated towel rail. Extractor fan. Recessed lighting. Wood effect floor tiles.



Vaulted spacious first floor sitting room can double as third bedroom



Sumptuous floor to ceiling tiled bathroom suite

## WALLED COURTYARD & CARPORT

Approached from St Andrew's Street South through an archway is a concealed private residents' driveway, which in turn leads to a carport parking space via a steel vehicle turntable. Benefit of separate gated access to a pristine and low-maintenance paved courtyard. The carport has lighting and power. Illuminated front entrance porch. There is a useful secure bike / storage unit.



## DISCOVER SUFFOLK

Bury St. Edmunds is an extremely attractive and prosperous market town located in the heart of Suffolk. The A14 gives fast access to the east coast ports, Ipswich, Cambridge, the Midlands and to Stansted and Cambridge Airports, as well as London via the M11. The Arc is the town's latest, modern retail outlet and is a popular shopping destination. All major food stores are well-represented, including Waitrose. There is a twice-weekly open-market in addition to a variety of eateries, attractions and places to stay. The Millennium Tower that crowns St. Edmundsbury Cathedral is the landmark. There is plenty on offer to keep families entertained. The Apex Arts Centre is a state-of-the-art live entertainment venue which hosts exhibitions and events. Watch a great performance at the Theatre Royal – the only surviving Regency playhouse in England. Other amenities include a range of health clubs, swimming pools and leisure facilities. Bury St. Edmunds has a real sense of community and is a truly friendly town. Ideally placed to offer a fantastic lifestyle to visiting forces based at RAF Lakenheath and RAF Mildenhall.

Horseracing is at neighbouring Newmarket, a number of interesting golf courses nearby, sailing and water sports on the River Orwell and an outstanding 50 mile (80 km) heritage coastline and an Area of Outstanding Natural Beauty encompassing Aldeburgh and Southwold.

# SITUATION



Angel Hill town centre (walk) 1 min  
 (A14) 1 mile  
 A11 (M11) 20 (30) miles  
 Newmarket 18 miles  
 Ipswich 25 miles  
 Cambridge 28 miles



Aldeburgh  
 (65 mins / 44 miles)



London Kings Cross  
 (97 mins)  
 London Liverpool Street  
 (129 mins)  
 Cambridge  
 (57 mins)



London Stansted Airport  
 (1 hr / 49 miles)  
 Heathrow Airport  
 (1 hr 55 mins / 107 miles)



There is a wide choice of excellent schooling, both Private and State, within the area.  
 Private includes: Culford School (1-19); South Lee School (2-13).  
 State includes: Guildhall Feoffment Primary School (5-11); King Edward VI School (11-18).  
 University of Suffolk at West Suffolk College - Further Education.



Off-street parking carport with turntable



Low-maintenance enclosed courtyard with gated access



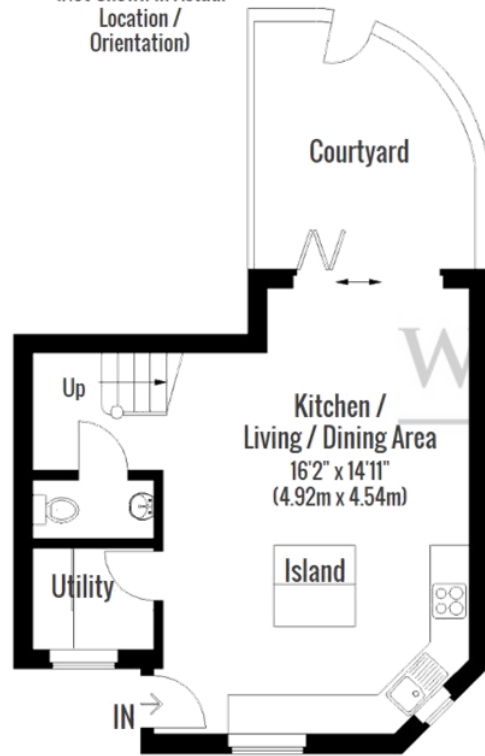
# FLOORPLAN

Approximate Gross Internal Area

= 1119.5 ft<sup>2</sup> (104.5 m<sup>2</sup>)



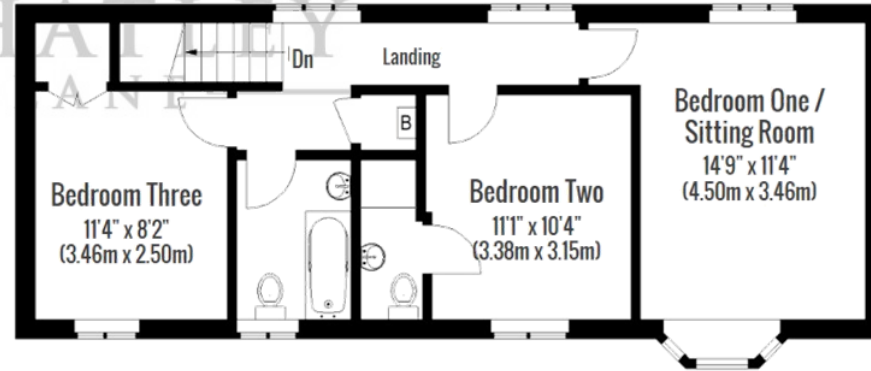
(Not Shown in Actual Location / Orientation)



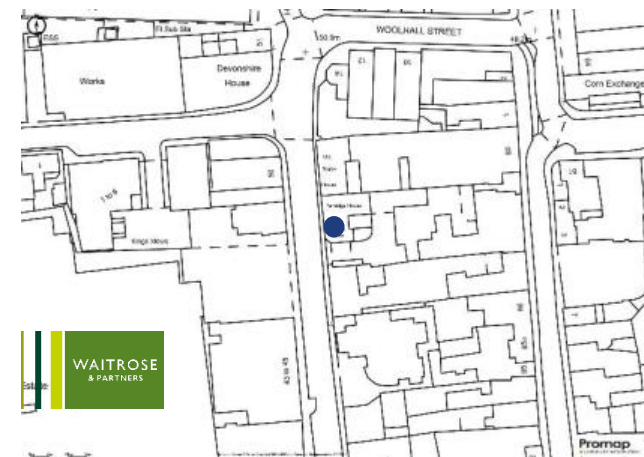
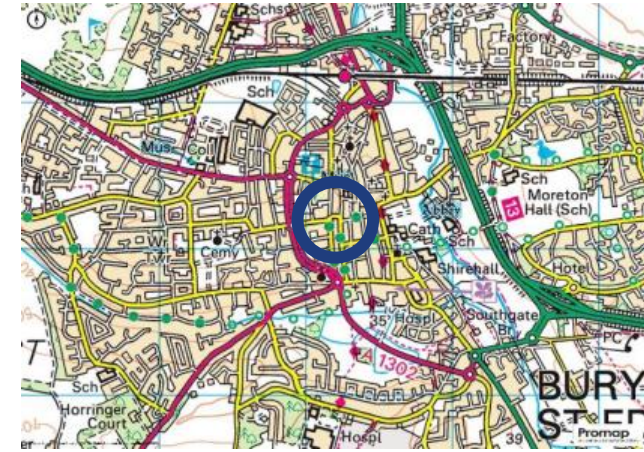
Ground Floor



This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



First Floor



# GENERAL INFORMATION

## TENURE

The property is offered to rent and is available from 06 August 2024.

## SERVICE

Mains water, drainage and electricity are connected. Gas-fired central heating. Photovoltaic panels fitted. Cat5 cabling & Sky enabled. NOTE: none of the services have been tested by the agent.

## LOCAL AUTHORITY

St. Edmundsbury District Council (01284 763 233)  
Band E – £2,550.03 (2024/2025). NB Charge exempt for USAF.

## VIEWING ARRANGEMENTS

Strictly by prior appointment through the landlord's agent: Whatley Lane. If there is anything of particular importance, please contact us to discuss, especially before embarking upon your journey to view the property.

## DIRECTIONS (IP33 3PH):

**From London/Cambridge (by car)** exit the M11 at Junction 9 and take the A11 towards Newmarket. Continue on the A14 towards Bury St. Edmunds. Exit the A14 at Junction 43, signposted 'Bury St. Edmunds Central'. Take the A1101 towards the town centre and at the 1st roundabout take the second exit onto A1302 Parkway, at the 2nd roundabout take the second exit, at the 3rd roundabout take the second exit and finally at the 4th roundabout take the second following the road round a left turning passing Waitrose on your left and at the junction turn left into St. Andrews Street heading north passing Neptune Interiors on the left hand side and 'Wilson House' is immediately on the right hand side with parking leading through an arched driveway marked by our distinctive To Let board.

**From RAF Lakenheath/Mildenhall (by car)** follow the A1101 all the way directly to Bury St. Edmunds and continue with directions (as above).



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