



WEAVER HOUSE

Looms Lane | Bury St. Edmunds | Suffolk



A wide-angle photograph of a modern, open-plan living, dining, and kitchen area. The room features dark wood-look plank flooring and light grey walls. On the left, a kitchen island with a white countertop and a stainless steel sink is illuminated by a modern copper pendant light. The background shows a kitchen with dark grey cabinets, a stainless steel range hood, and built-in ovens. To the right, a large flat-screen TV is mounted on the wall above a set of electrical outlets. A white French door with glass panes is visible in the background, and a window with white blinds is on the far right. Sunlight streams in from the windows, creating a pattern of light and shadow on the floor. The ceiling has recessed lighting.

Spectacular Open-Plan Kitchen / Dining / Living Room

WEAVER HOUSE

LOOMS LANE | BURY ST. EDMUNDS | SUFFOLK



- Two-bedroom first floor apartment completely renovated & designed to an extremely high specification
- Private residence lobby serviced by lift and stairwell to First Floor
- Highly appointed kitchen with island, integrated Bluetooth & wine cooler
- Double glazed sash windows fitted with slatted wood blinds
- Dark walnut floors with multi-zone underfloor heating
- Designer en-suite bathroom
- HDMI Cat 5 fibre optic cabling, WIFI & Cable/Sky enabled, swipe & go alarm system
- Ideal location, exceptional town centre convenience within historic Bury St. Edmunds & A14 access
- Allocated parking space & further parking permit available
- South-facing views from a glazed self-cleaning Juliet balcony
- *Privacy blinds and curtains fitted throughout*



A no expense spared, high specification town centre apartment with allocated parking

Positioned on the first floor of this former architects offices is this remarkably individual two-bedroom apartment, which has undergone a complete and innovative renovation by its landlord. Accommodation includes an exceptional living space that combines the seating area, dining space, and a meticulously designed kitchen that revolves around a central island and stunning copper feature pendant lights.

The apartment has been thoroughly refurbished behind the scenes, with completely modernised electric and plumbing systems – lighting played an important role in the design of the space. There is multi zone underfloor heating throughout. Engineered dark walnut floors lend its luxurious finish. Double glazed sash windows let in large amounts of light.

A smart private residence lobby has lift access servicing the upper floors and secure video/audio entry phone systems. There is also an allocated parking space that comes with the apartment in addition to permit parking and a bicycle lock-up rack.

Weaver House is conveniently located within the historic Cathedral town centre of Bury St. Edmunds and provides excellent A14 access from Northgate Street. The bars and restaurants of Abbeygate Street are nearby. Refer to our Situation page to discover Suffolk.

ACCOMMODATION

WITH APPROXIMATE MEASUREMENTS

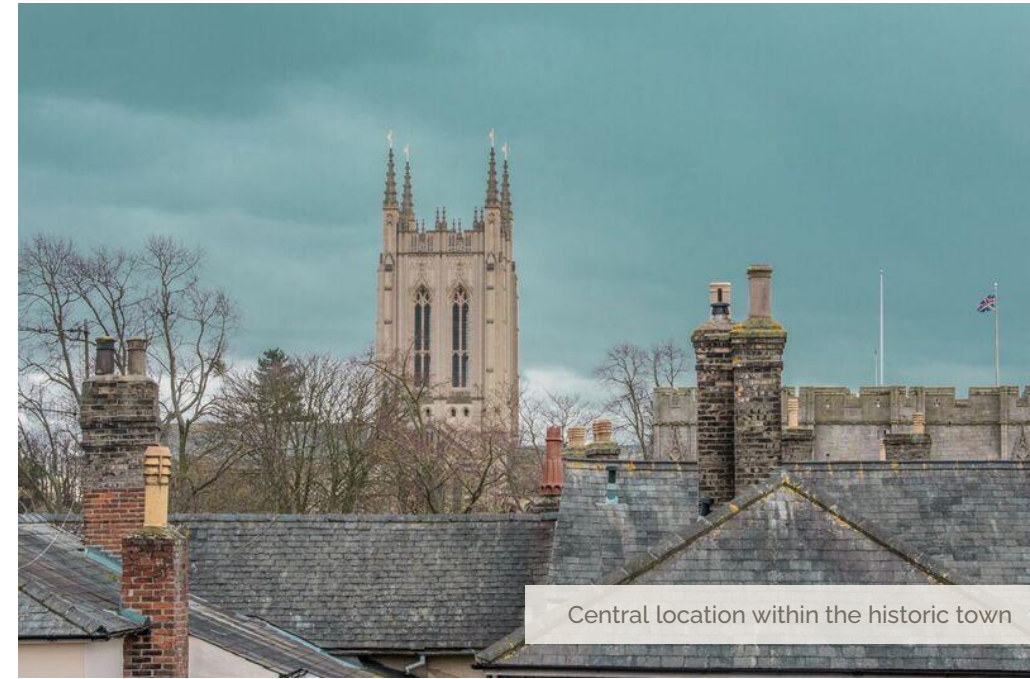
Weaver House displays extremely well-considered features for the enjoyment of tenants following comprehensive remodelling to the highest of standards. The versatile, well-appointed and fantastically arranged accommodation measures approximately 876 ft² (81.4 m²) which makes it stand-out from the rest.

COMMUNAL ENTRANCE HALL LOBBY

An elegant entrance way to Looms Lane and a further door provide access both to the street frontage and rear car parking area with designated spaces via a secure video/audio entry phone system. A welcoming residence lobby with lift and stairs.

INNER HALL

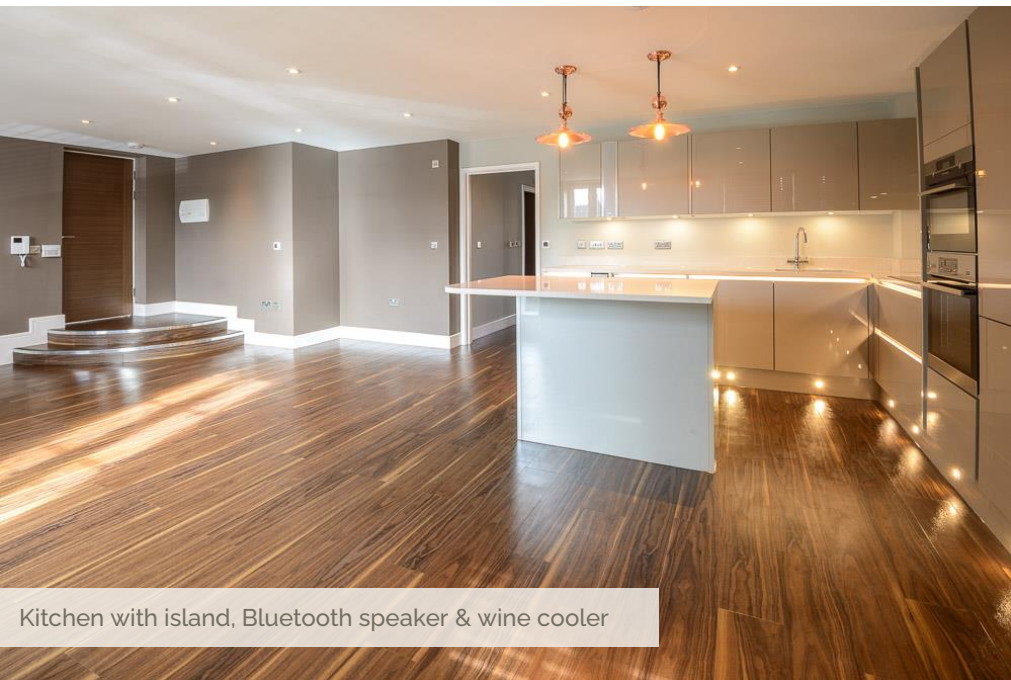
Doors leading off to two Bedrooms, Kitchen/Dining/Living area, Shower Room and cupboard housing water tank and shelving for linen. Recessed lighting. Zone underfloor heating.



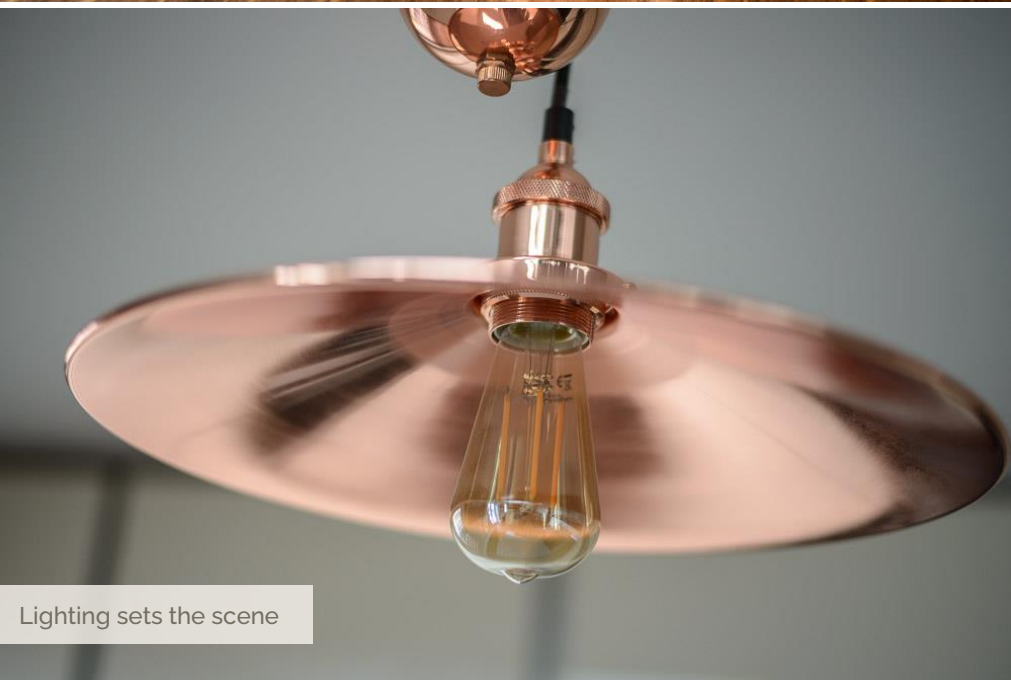
Central location within the historic town



High specification finish throughout



Kitchen with island, Bluetooth speaker & wine cooler



Lighting sets the scene

KITCHEN/DINING/LIVING AREA 26'1" x 16'7" (7.96m x 5.06m)

Architect inspired to make the most of the light south-facing aspect. A meticulously designed kitchen space revolves around a central island. Extensively fitted with a Integra Fusion Range of wall and base units in 'Champagne Metallic' beneath solid Quartz 'Karamel' coloured worktops with a one and a half stainless steel sink inset with extendable mixer tap, and task lighting above and equipped USB power points. Intelligent space-saving soft closing storage systems with pull drawers, deep pan cupboards and recycling is accented by LED lighting. There are many high-quality integrated appliances including AEG full height fridge/freezer, AEG dishwasher, AEG washer/dryer, AEG oven & combi microwave, AEG steam & bake oven with the addition of a fitted six bottle wine cooler, a four ring induction hob with stainless steel ceiling extractor. The island creates a useful preparation area with further storage beneath, a breakfast bar to one end and stylish adjustable copper pendant lighting above. Further extractor fan.

Step down into a spectacular living space kitted out with swipe & go alarm system and secure video/phone entry system with a south-facing self-cleaning glazed Juliet balcony and a pair of sash windows either side with views to rear aspect. Fitted bluetooth speaker system with AUX output. Zone underfloor heating. Engineered dark walnut floors. Dimmable two zone recessed lighting. Two south-facing double glazed sash windows with fitted slatted wood blinds with views to the rear aspect. TV points inset at two height levels to suit. Wired with HDMI Cat 5 fibre optics. CABLE/SKY and DAB points. USB enabled power points.

BEDROOM ONE 12'11" x 10'8" (3.94m x 3.25m)

A spacious master bedroom with a double glazed sash window fitted with a slatted wood blind with views to the front aspect. TV point. USB enabled power points. Recessed lighting. Zone underfloor heating. Door to:

EN-SUITE SHOWER ROOM

This luxuriously appointed master en-suite shower room is fitted with a designer suite tastefully tiled by Porcelonosa comprising double length shower low level dual flush wc, pedestal wash basin with mixer tap and a large walk-in double length shower with detachable shower head and glazed sliding doors. Shaver point. Extractor fan. Heated towel rail. Touch sensitive wall-mounted de-misting mirror with ambient lighting. Recessed ceiling lights. Zone underfloor heating.

BEDROOM TWO 15'3" x 9'3" (4.66m x 2.81m)

Two double glazed sash windows fitted with slatted wood blinds with views to the front aspect. TV point. USB enabled power points. Recessed lighting. Zone underfloor heating. Two built-in wardrobes fitted with shelving and storage system.

SHOWER ROOM

This luxuriously appointed shower room, usefully accessed via the Inner Hall, is fitted with a designer suite made by Porcelonosa comprising low level dual flush wc, pedestal wash basin with mixer tap and a large walk-in double length shower with detachable shower head and glazed sliding doors. Shaver point. Extractor fan. Heated towel rail. Touch sensitive wall-mounted de-misting mirror with ambient lighting. Recessed lighting. Zone underfloor heating.





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.

Horsing 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



(A14) 1 mile
Newmarket 18 miles
Ipswich 25 miles
Cambridge 28 miles



Suffolk Heritage Coast
Aldeburgh
(1 hr / 43 miles)



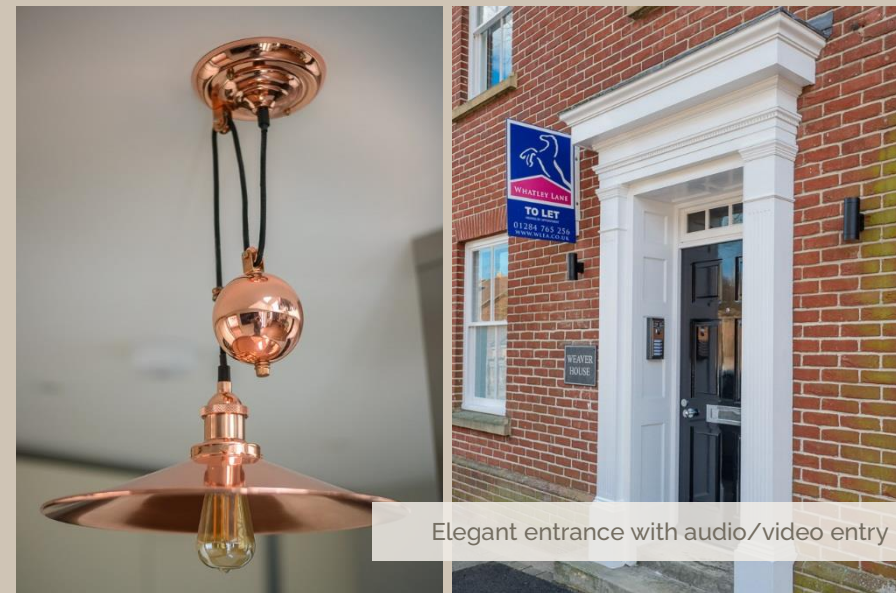
From Bury St. Edmunds
London Kings Cross
(97 mins)
From Cambridge
London Liverpool Street
(110 mins)
Cambridge
(50 mins)



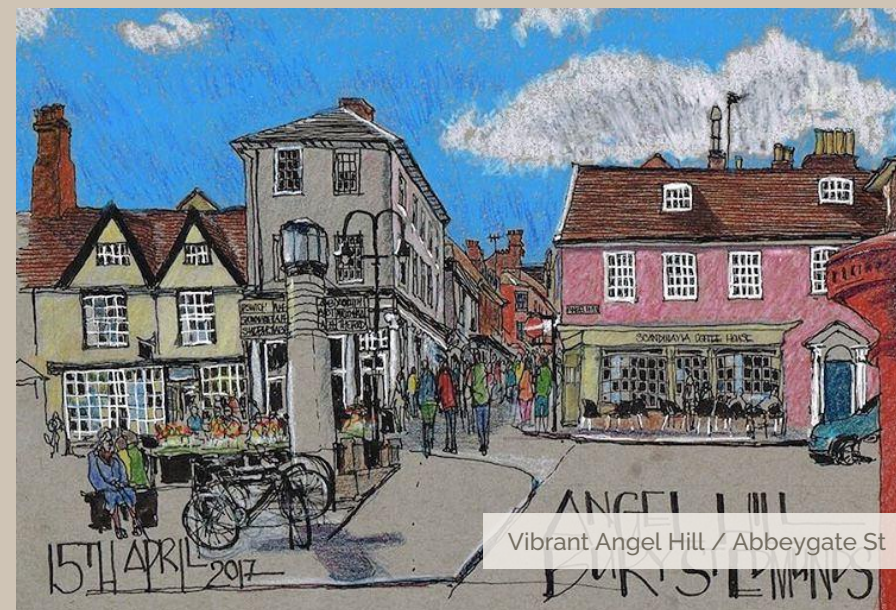
London Stansted Airport
(1 hr / 51 miles)
Heathrow Airport
(2hrs / 108 miles)



There is a wide choice of excellent schooling, both Private and State, within the area.
Private includes: South Lee School (2-13); Culford School (1-19).
State includes: Abbots Green (3-11); Sybil Andrews (11-16).
University of Suffolk at West Suffolk College - Further Education.



Elegant entrance with audio/video entry

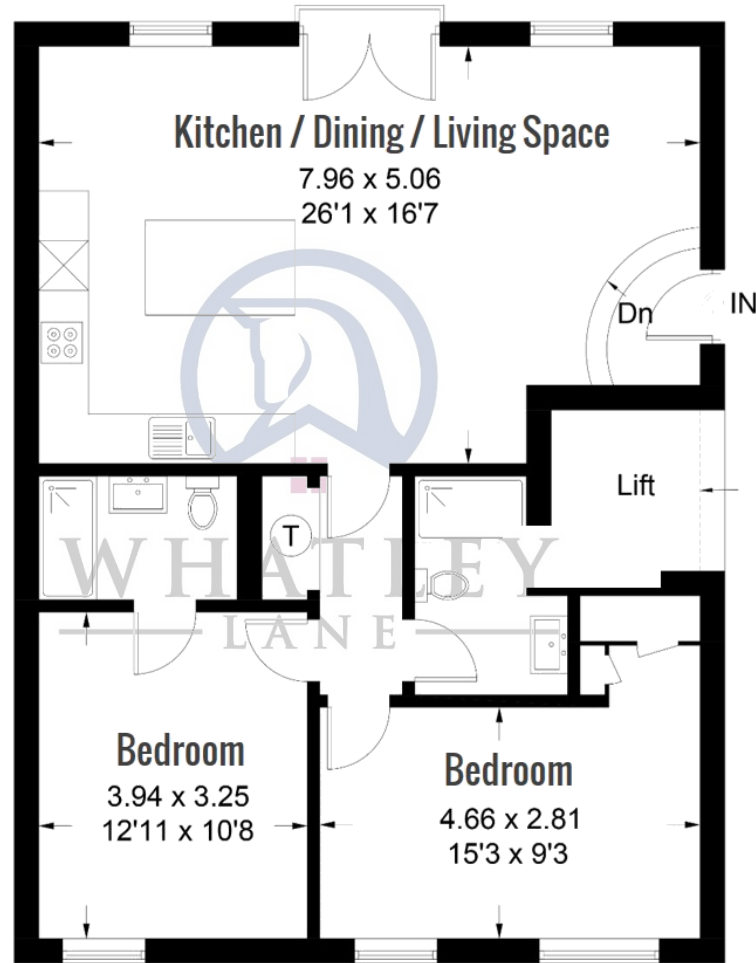


Vibrant Angel Hill / Abbeygate St

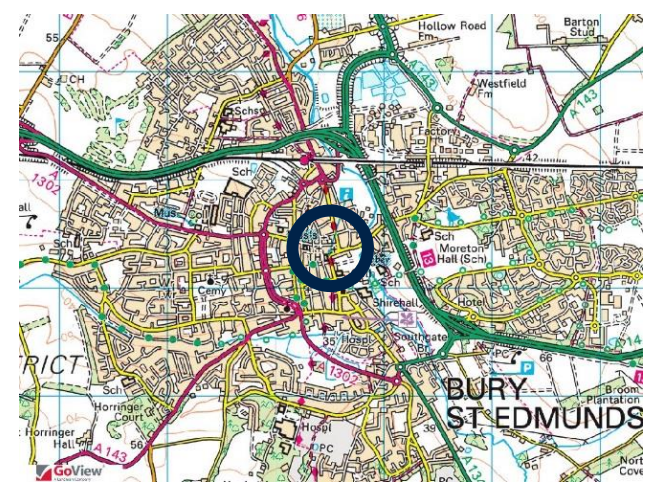
FLOORPLAN

Approximate Gross Internal Area

Total = 876 ft² (81.4 m²)



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.



GENERAL INFORMATION

TENURE

The property is offered to rent and is available **now**.

SERVICE

Mains water, sewage and electricity. Underfloor heating system. Super fast fibre optic broadband internet with CAT 5 cable/sky on demand.

AGENT'S NOTE: none of these services have been tested.

LOCAL AUTHORITY

West Suffolk Council (01284 763 233).

Band D – £2,086.39 (2024/2025). *NB Charge exempt for visiting USAF.*

VIEWING ARRANGEMENTS

Strictly by prior appointment through the landlord's managing 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 1HE):

From London / Cambridge leave 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 take the first exit at the roundabout into Northgate street. Continue along and just before reaching the traffic lights at the end of Northgate street, turn right into Looms Lane and Weaver House is 1/3 of the way along the street on the left hand side marked by our highly distinctive **To Let** board.

From RAF Lakenheath / Mildenhall either follow the A1101 all the way directly to Weaver House (as above), or go southbound on the A11 connecting to the A14 at junction 38 heading towards Bury St. Edmunds until exiting at Junction 43 (continue as above) until you see our highly distinctive **To Let** board.



Bury St. Edmunds

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www.countrylife.co.uk

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