



16 Whiting Street
Bury St. Edmunds | Suffolk





Beautiful light and airy kitchen with dual aspect sash windows and high ceilings

16 WHITING ST

BURY ST. EDMUNDS | SUFFOLK

- Converted three-bedroom townhouse, fully refurbished – only 25 mins commute of RAF Lakenheath & Mildenhall
- Impressive kitchen within former shop frontage, high ceilings & separate utility room with adjoining cloakroom
- Thoughtful modernised living spaces: first floor sitting room with USB charge points
- Courtyard & nearby Abbey park gardens
- Central location within the historic heart of Bury St. Edmunds, town centre walking distance & A14 ease-of-access
- Principal bedroom with adjacent shower room, two further bedrooms & further cloakroom
- Cellar for storage, separate entrance hall with panelling & attractive period staircase
- **Blinds and curtains are fitted throughout**

Stylish town centre period living in this fully restored & converted shop with attractive curved frontage

Situated in one the town's most important and historic streets, this three-bedroom townhouse occupies a former shop with accommodation arranged over four levels and wraps around Churchgate Street and Whiting Street with its unique, attractive white brick curved façade and parapet. The property has been extensively converted and remodelled behind the scenes by the current landlord, with completely modernised electric and plumbing systems – lighting plays an important role in the design of the various spaces as well as a paired back approach to decorating to showcase the original period features to include cast-iron feature fireplaces and staircase. Of particular note is the impressive kitchen with its high ceilings with the benefit of a separate utility/laundry room. The top floor principal bedroom has an adjacent shower room while there is a further cloakroom on the first floor and a further three bedrooms.

'Zone D' residents permit parking & courtyard with Abbey park gardens a short walk away..

16 Whiting Street is conveniently located within the historic Cathedral town of Bury St. Edmunds and is situated in arguably one of the most desirable residential enclaves and conservation areas (the medieval Norman Grid formed by intersecting Churchgate, Guildhall & Westgate streets). The bars, restaurants and independent boutique shops of Abbeygate Street and the Market Square are nearby. As is the independent cinema and rare surviving regency Theatre Royal both within walking distance. Excellent A14 access is afforded by Westgate Street via Southgate Street.



ACCOMMODATION

WITH APPROXIMATE MEASUREMENTS

16 Whiting Street displays a host of attractive period features well-blended with modern comforts following a complete and recent restoration and conversion from a former beauty parlour to a private residence with comprehensive updating to a high standard. Accommodation measures approximately 1506 ft² (139.9 m²) and will suit a broad range of tenants, including young professionals or visiting USAF personnel – all who seek the convenience of town centre living.

Ground Floor

ENTRANCE HALL

An inviting entrance with panelled door and attractive fanlight opens into the useful entrance hall with its wainscot panelling. Recessed lighting, wood floor, radiator. Door to:

KITCHEN 19'9" x 16'3" (6.01m x 4.96m)

A stylish kitchen with high ceilings accentuated by the two pendant drops is arranged in a L-Shape and fitted with a range of wall mounted and base cabinetry in dove grey. Contrasted by charcoal marbled work surfaces and matching splashback. Stainless sink, drainer and mixer tap. Two dual aspect sash windows, one south facing, let in plentiful natural light with a further elongated window above the former shop front door. A complete range of built-in appliances include Zanussi oven/grill with a four ring induction hob, charcoal extractor fan, AEG full dishwasher, CDA fridge/freezer. Wood floors. Designer Victorian-style radiators. Part glazed door to inner hall leading to:

UTILITY/LAUNDRY ROOM 14'11" x 8'2" (4.55m x 2.50m)

A large separate utility room with useful countertop fitted with a CDA washer/dryer and comprehensive range of cupboard storage. Recessed lighting, wood floor and radiator. Stable style door to courtyard and:

CLOAKROOM

Privacy window and suite comprising wall-mounted basin, mixer tap and vanity storage unit and wc. Heated towel rail.



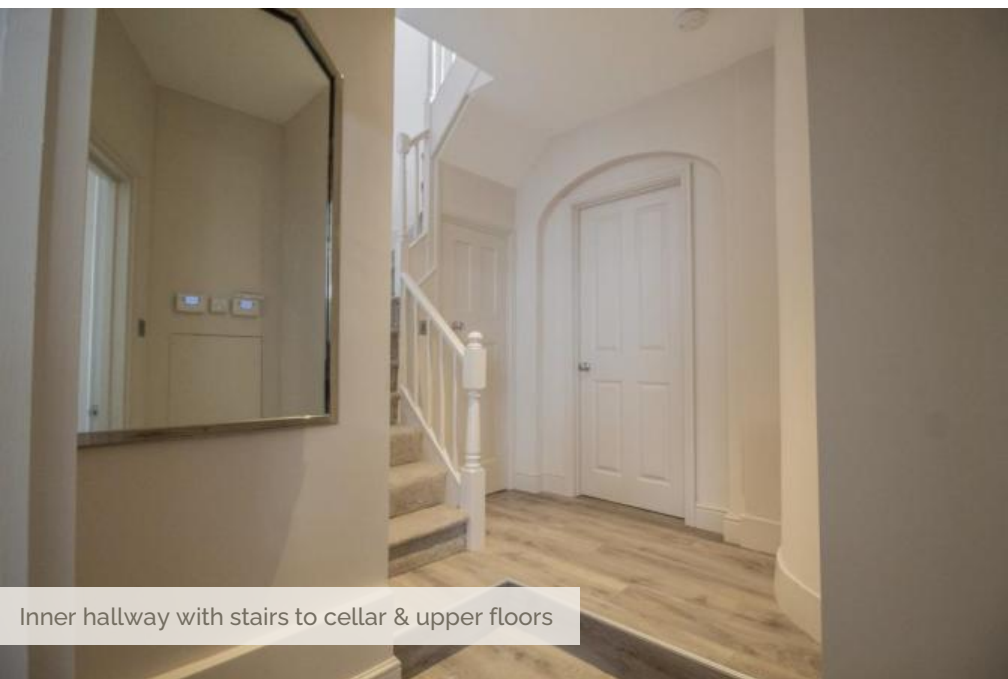
Fully fitted kitchen with full range of appliances



Large Utility/Laundry Room with cloak room



First floor Sitting Room



Inner hallway with stairs to cellar & upper floors

Sub Level

CELLAR 19'5" x 13'4" (5.91m x 4.06m)

Partially converted with two cellar light wells, recessed lighting and exposed brick floor.

First Floor

LANDING

Landing area with sash window to rear aspect. Period storage cupboard with open display shelves. Pendant light.

SITTING ROOM 14'6" x 10'10" (4.41m x 3.31m)

With its unique curved corner wall, the property enjoys a south-facing dual aspect with a pair of sash windows. Period picture rail. Various USB charge points and Master BT socket. Mix of two-way dimmable recessed and pendant lighting, carpeted, radiator.

BEDROOM THREE 10'9" x 7'3" (3.28m x 2.22m)

With sash window to front aspect. Storage cupboards. Dimmable pendant light, radiator.

CLOAKROOM 26'10" x 15'9" (8.17m x 4.79m)

A further cloakroom comprising wall-mounted basin with mixer tap and vanity storage unit. Heated towel rail and extractor fan. Recessed lighting and wood floors.

Second Floor

LANDING

Landing area with feature long drop pendant and casement window to rear aspect.

BEDROOM ONE 15'2" x 11'7" (4.62m x 3.53m)

The principal bedroom suite again enjoys south-facing dual aspect with two sash windows and its eye-catching curved corner wall. The focal point of the space is a Victorian cast iron basket feature fireplace. USB charge points. Dimmable recessed lighting and radiator.

BEDROOM TWO 11'2" x 8'88" (3.41m x 2.63m)

Sash window to front aspect with a further attractive cast iron basket feature fireplace. USB charge points. Dimmable recessed lighting and radiator.

SHOWER ROOM

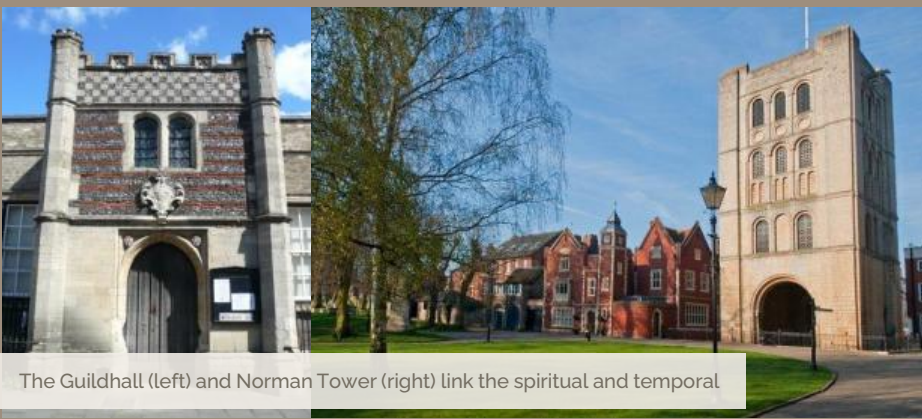
A part tiled shower room with suite comprising a rain shower with a separate shower hose and glazed sliding door, wall-mounted basin with mixer tap and vanity storage unit. Backlit LED mirror with de-misting feature. Heated towel rail and extractor fan. Recessed lighting.



Bedroom One



Shower Room



The Guildhall (left) and Norman Tower (right) link the spiritual and temporal

PROVENANCE

Historically and architecturally this is one of the most significant streets in the town. The street is set out on an axis with the Norman Tower and the central entrance to the Abbey Church and would have formed the formal ceremonial route between the Abbey and the Guildhall, the link between the spiritual and the temporal. It still remains the location of some of the town's most important historic buildings with structures dating back to the 13th century.

21a Churchgate Street was formerly a house and shop. Until its recent conversion, a hardware store 'Tools and Things' occupied the premises. Largely 17th century in design with an earlier timber-frame core and later additions, including the most recent stunning zinc clad extension by period homes specialists – Mothersole Builders – who have sensitively remodelled all interior spaces.

COURTYARD & PARKING

There is a quaint courtyard to the rear of the property. Zone D residents' parking is in operation.

Tenants can enjoy the award-winning Abbey Gardens with its parkland setting and newly laid tennis courts – all only a very short walk from the property.





Nearby amenities: red heather in Cavenham Heath Nature Reserve (left); 7 acre Wyken Vineyard and Leaping Hare restaurant (top right); majestic National Trust Ickworth House and Park (bottom right); oldest surviving Regency playhouse in England, Bury St. Edmunds (centre)



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
Bury St. Edmunds (A14) 1 mile
A11 (M11) 20 (30) miles
Newmarket 18 miles
Ipswich 25 miles
Cambridge 28 miles



Suffolk Heritage Coast
Aldeburgh
(1 hr / 44 miles)



From Bury St. Edmunds
London Kings Cross
(97 mins)
From Cambridge
London Liverpool Street
(129 mins)
Cambridge
(57 mins)



London Stansted Airport
(1 hr / 40 miles)
Heathrow Airport
(2 hrs / 95 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.



Bedroom Three



Victorian cast iron basket fireplaces have been preserved

FLOORPLAN

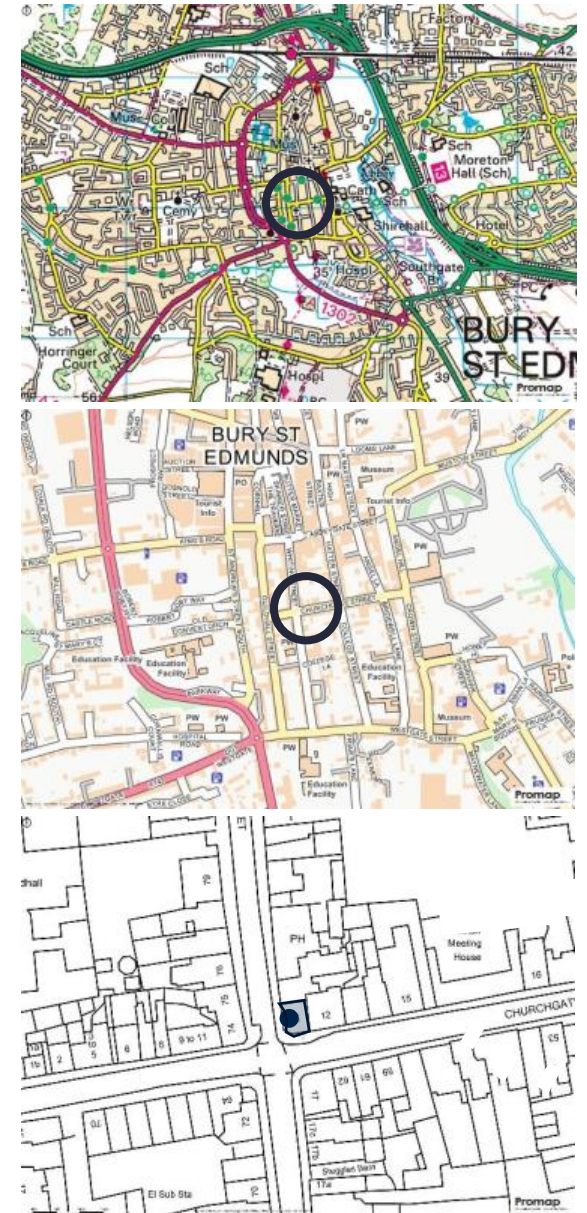
APPROXIMATE GROSS INTERNAL AREA

Cellar = 313 ft² (29.1 m²)

Total = 1506 ft² (139.9 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GENERAL INFORMATION

TENURE

Property is available to rent now.

SERVICES

Mains water, drainage, electricity and gas-fired central heating.

Note: none of these services have been tested by the Agent.

LOCAL AUTHORITY

West Suffolk Council (01284 763 233)

Tax band – TBC | NB Charge exempt for visiting USAF personnel.

VIEWING ARRANGEMENTS

Strictly by prior appointment through the landlord's sole managing agent: Whatley Lane. If there is anything of particular importance, please contact us to discuss in advance of the viewing.

DIRECTIONS (IP33 1NX):

From London/Cambridge/Newmarket (by car) 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 until reaching the traffic lights at the end of Northgate street, then turn right into Mustow Street heading towards Angel Hill. Continue along passing The Angel Hotel on your right and before reaching the Norman Tower on your left, turn immediately right into Churchgate Street and 21a Churchgate Street can be found 100 metres on the right hand side.

From the town centre (on foot) leave the Market Square, proceed south along Whiting Street, passing the Masons Arms on your left and 16 Whiting Street is on the corner of the junction with Churchgate Street.



Inviting entrance with glazed fanlight



Bury St. Edmunds

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