



HABERDEN PLACE

Southgate Street | Bury St. Edmunds | Suffolk





Impressive Sitting Room with large panoramic sliding doors to garden and rare open-countryside views in a town centre setting

HABERDEN PLACE

SOUTHGATE STREET | BURY ST EDMUNDS | SUFFOLK

- Three-bedroom town house in a very private location & completely refurbished to a very high standard
- Peaceful setting, exceptional town centre convenience within historic Bury St. Edmunds & A14 access
- Private residents' driveway leads to an allocated parking space & benefit of large garage
- RAF Lakenheath & Mildenhall are easily commutable within 25 mins
- Light & spacious living room with panoramic sliding doors
- Useful downstairs cloakroom, entrance porch & storage areas
- Open-plan kitchen/dining area, fully fitted with built-in appliances
- Good-sized front & rear gardens with breath-taking countryside views
- ****Good news; pet-friendly landlord!****

Refurbished three bedroom town house situated in a tranquil setting with parking space, garage & gardens

Positioned in a virtually hidden location is this unique three-bedroom townhouse, which has undergone a thorough refurbishment by its landlord. Well-planned accommodation over two floors includes a large living space with panoramic floor-to-ceiling doors that boast breath-taking views over open grounds and uninterrupted countryside while benefitting from town centre convenience. The open-plan kitchen/dining area has been fitted to a high standard and makes the most of its U-shape with window centrepiece. The bathroom has an unusually large skylight with glazed star gazing dome above. Downstairs cloakroom and good storage.

Situated just off a prime residential street, a concealed private residents' driveway provides vehicular access to allocated parking and the additional benefit of a large garage with powered door. There good sized gardens to the front and rear of the property; principally laid to lawn. Of particular note is the incredibly private and peaceful setting.

3 Haberdens Place is perfectly located in a desirable residential area, moments from the historic Cathedral town centre of Bury St. Edmunds and provides excellent A14 access from Southgate Street. Cambridge is easily accessible as are RAF Lakenheath and Mildenhall. Refer to our Situation page to discover Suffolk.



ACCOMMODATION

WITH APPROXIMATE MEASUREMENTS

No.3 Haberden Place displays extremely well-planned features for the enjoyment of tenants following comprehensive refurbishment to a very high standard. The versatile, well-appointed and superbly arranged accommodation measures approximately 972 ft² (90.3 m²) which will suit a broad range of tenants – all who require parking, town convenience with the added bonus of a peaceful setting.

Ground Floor living

ENTRANCE HALL 7'2" x 6'6" (2.18m x 1.98m)

Sliding doors with privacy glass open into Entrance Hall. Cupboard housing washing machine. Engineered dark oak wood flooring. Flush ceiling light. Door to:

CLOAKROOM

Wall-mounted basin. Low level wc. Vinyl floor. Flush ceiling light.

KITCHEN / DINING AREA 17'8" x 13'1" (5.38m x 4.24m)

Window to front garden aspect and parking / garaging beyond. Completely refurbished kitchen/breakfast room to a very high standard. The U-Shaped kitchen space is extensively fitted with white high gloss wall and base units featuring push buttons beneath a black granite effect U-Shaped worktop with LED task lighting above. Stainless steel sink and drainer inset with mixer tap. Integrated appliances include: Bosch dishwasher, washing machine, twin fan oven/grill, four ring ceramic hob with stainless steel extractor fan above. Space for full height or American-style fridge/freezer. Cupboard housing wall-mounted boiler. Row of ceiling spotlights. Engineered dark oak wood flooring. 4x USB ports at counter top level. Wall-mounted designer radiator. Pendant light. Exposed painted feature brick wall. Understairs storage recess and additional storage cupboard. A pair of contemporary floor to ceiling glazed casement doors open into:



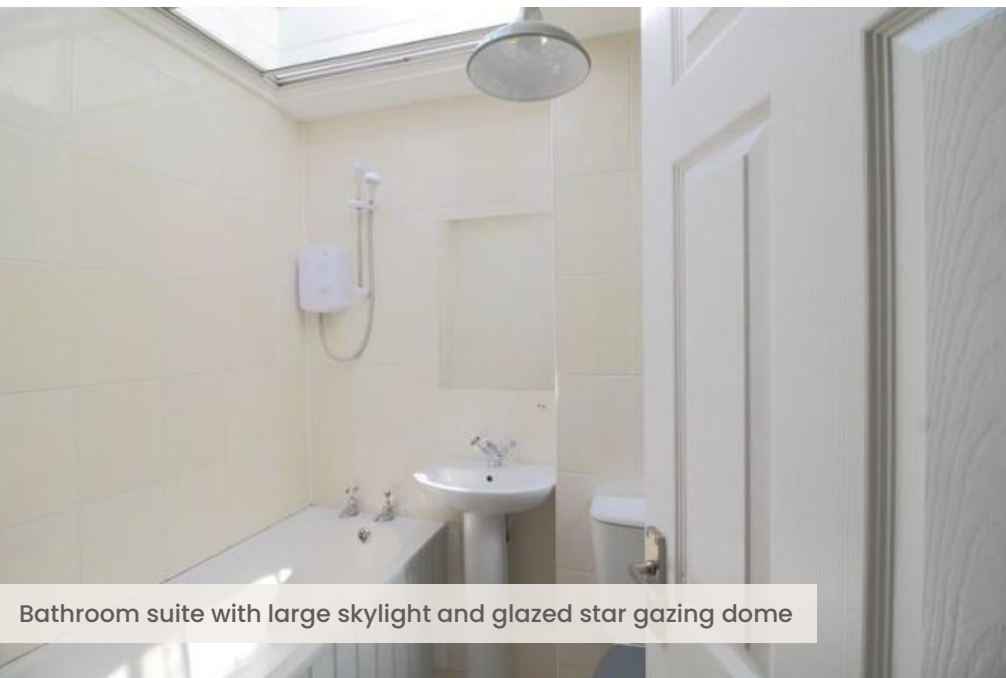
Brand new fitted kitchen with built-in appliances



Smart open-plan Breakfast / Dining area



Spacious Master Bedroom with uninterrupted countryside views



Bathroom suite with large skylight and glazed star gazing dome

LIVING ROOM 14'0" x 14'0" (4.27m x 4.26m)

An impressive space with a series of panoramic floor-to-ceiling sliding doors bring the incredible outside views inside while letting in a great amount of natural light. TV and phone points. Newly carpeted. Exposed painted feature brick wall. Row of ceiling spotlights. Radiator. Stairs rising to first floor.

First Floor living

LANDING

Light and airy landing area. Newly carpeted. Ceiling pendant light. Doors to:

BEDROOM ONE 14'0" x 12'2" (4.27m x 4.26m)

A very spacious master bedroom with two large windows boasting fantastic and interrupted views across the rear garden, open grounds and countryside beyond. Large built-in wardrobe with sliding door system. TV point. Newly carpeted. Ceiling pendant light with Liberty of London shade. Two radiators.

BEDROOM TWO 13'1" x 7'9" (3.99m x 2.37m)

Large double bedroom with window to front aspect. Cupboard housing immersion tank. TV point. Newly carpeted. Ceiling pendant light with Liberty of London shade. Radiator.

BEDROOM THREE 9'10" x 5'9" (3.00m x 1.74m)

Window to front aspect. Newly carpeted. Ceiling pendant light with Liberty of London shade. Radiator.

BATHROOM

Well-appointed bathroom with floor to ceiling ceramic tiles and expansive mirrors across one wall. Of particular note is the large skylight and glazed star gazing dome. Panelled bath with electric shower. Low level dual flush wc, pedestal wash basin with mixer tap. Heated towel rail. Ceiling pendant light.

GARDENS & PRIVATE RESIDENTS' COURTYARD / PARKING

A large and concealed private residents' courtyard creates a welcome approach with parking and garaging. The front garden is laid mainly to lawn with specimen trees interspersed. To the rear is a fully enclosed garden in a commanding position with countryside views in the distance.



Good-sized front garden, allocated parking & large garage



Abbey of St. Edmunds

PROVENANCE

The site of Haberden is known to date back to medieval times.

According to historical records, in 1281, the manor of Haberdon, or Haberden, was granted to the Sacrist of the abbey by Henry, son of Nicholas of St Edmund. At the time this would add to the sacrist's income, and included a mill, and at least 51 acres. As the abbey gained more and more of the local pasture land, any common rights hitherto exercised by local people were gradually extinguished by the new owner.



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



Newmarket 1 miles
 Bury St. Edmunds 18 miles
 Cambridge 25 miles
 Ipswich 28 miles



Aldeburgh
 (65 mins / 44 miles)



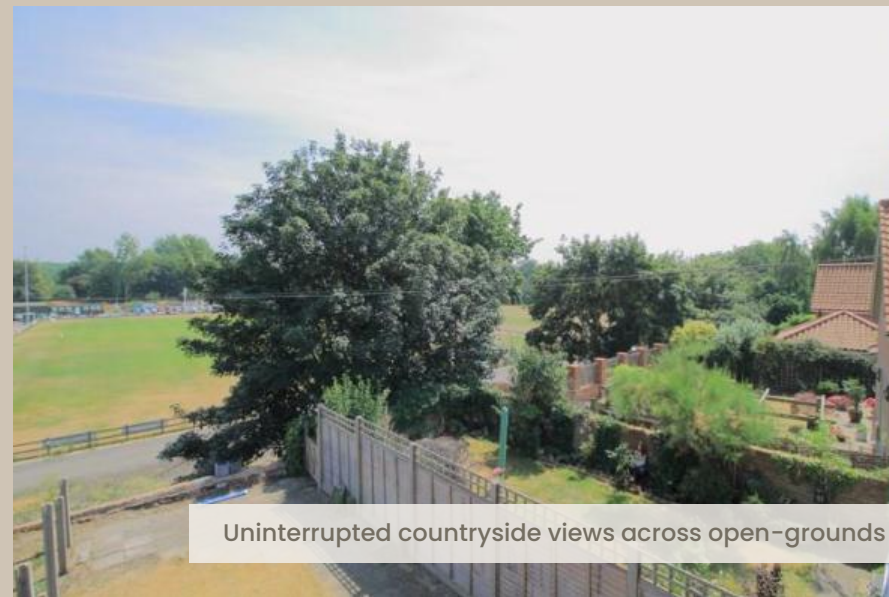
London Kings Cross
 (97 mins)
 London Liverpool Street
 (129 mins)
 Cambridge
 (57 mins)



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.



Uninterrupted countryside views across open-grounds



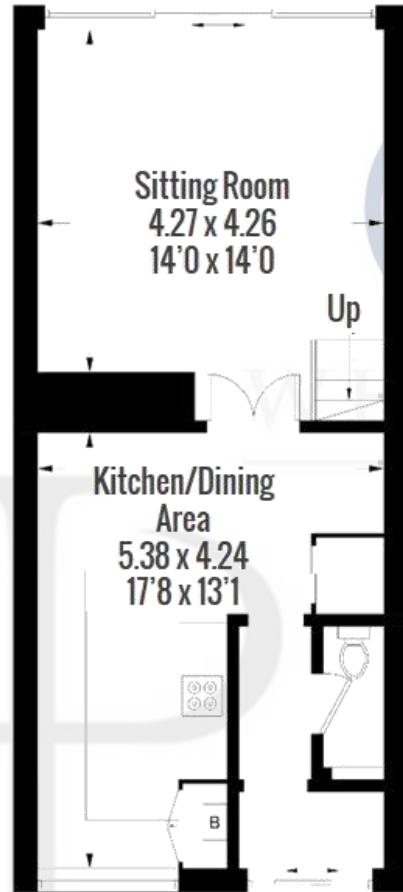
Pair of glazed casement doors let in plentiful light

FLOORPLAN

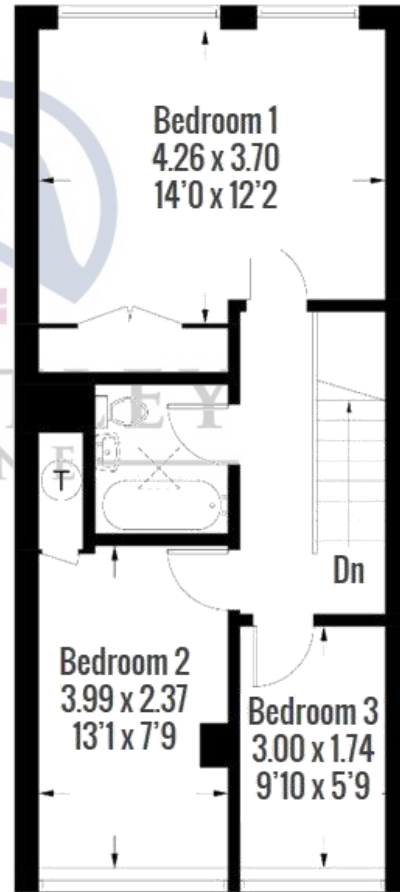
Approximate Gross Internal Area
= 972 ft² (90.3 m²)



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.



Ground Floor



First Floor

GENERAL INFORMATION

TENURE

The property is to rent and is available from **11 September 2024**.

SERVICES

Mains water, drainage, electricity. Gas-fired central heating.

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

LOCAL AUTHORITY

West Suffolk Council (01284 763 233)

Band B – £1,622.75 (2024/2025). *NB Charge exempt for USAF.*

EPC rating – D.

VIEWING ARRANGEMENTS

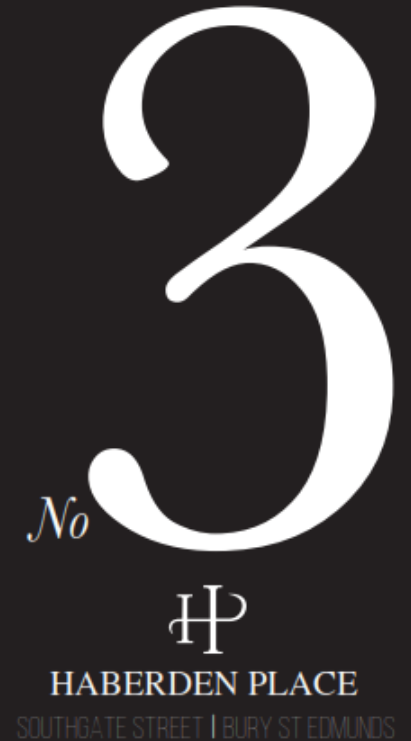
Strictly by prior appointment through the landlord's managing agent: Whatley Lane. If there is anything of particular importance, please contact us to discuss, especially before embarking upon your journey to view the property.

DIRECTIONS (IP33 2BH):

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 44, signposted 'Bury St. Edmunds East' and follow the 'Town Centre/A134 Sudbury' signposts. Passing the BP Garage and Bury Rugby Club on your right, take the third exit at the roundabout into Southgate Street. The driveway to Haberden Place parking and garaging can be found 50 metres on the right hand side.

From RAF Lakenheath/Mildenhall either follow the A1101 all the way directly into Northgate Street, passing through the town centre into Southgate Street, or go southbound on the A11 connecting to the A14 at junction 38 heading towards Bury St. Edmunds until exiting at Junction 44 (continue as above).

From the town centre (on foot) leave the Market Square, proceed in a southerly direction along Southgate Street where Haberden Place will be found on your left hand side at the top of the hill.



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