



ORCHARD HOUSE

Petticoat Lane | Bury St. Edmunds | Suffolk





High-specification dual aspect U-Shaped Kitchen with LED accent lighting, contrasting white marble worktops with sleek cabinetry in matt graphite

ORCHARD HOUSE

PETTICOAT LANE | BURY ST EDMUNDS | SUFFOLK

- Two-bedroom ground floor apartment; designed and built to an extremely high specification with balcony
- Good location; town centre convenience on the historic fringe of Bury St. Edmunds & A14 ease-of-access
- Impressive private residents' central atrium lobby serviced by elevator and glazed stairwells
- Allocated residents' parking space, electrical vehicle charging point & bike store
- Highly appointed sleek contemporary kitchen with wine cooler
- Designer en-suite bathroom & shower room by Porcelonosa
- HDMI optic wired ready for Sky Q / Cable, 40-60Gb download, swipe & go alarms
- Dark walnut floor coverings & double glazed windows
- Privacy blinds fitted throughout



Exclusive high-specification town centre one-level living apartment with allocated parking & private outdoor terrace

Positioned on the ground floor is this exclusive two-bedroom apartments, which has been tastefully designed and built with various features that will appeal to buyers. Accommodation includes entrance hall, a large living/dining space with French doors to balcony, pocket doors slide to reveal a meticulously designed sleek contemporary kitchen, innovative utility room area, luxuriously appointed shower room and en-suite bathroom. Dark walnut floor coverings lend to its high end finish. Double glazed windows let in large amounts of light.

Approached via gate piers, a pathway leads to an impressive private residents' lobby with central atrium for elevator access servicing the upper floors, secure video/audio entry phone systems and automatic welcome lighting. There is also an allocated parking space within the smart block paved parking area in addition to electrical vehicle charging point and a bicycle lock-up rack. Landscaped gardens wrapped around the property.

Orchard House is conveniently located within easy walking distance of the historic Cathedral town of Bury St. Edmunds and provides excellent A14 ease-of-access. Situated on the much favoured west side of town and located within a short walk of West Suffolk Hospital. There is a promenade of shops including a Tesco's convenience store, butchers, dry cleaners, coffee shop and hairdressers. A filling station is conveniently nearby also. The bars and restaurants of Abbeygate Street are within reach. Refer to our Situation page to discover Suffolk.

ACCOMMODATION

WITH APPROXIMATE MEASUREMENTS

Orchard House displays extremely well-considered features for the enjoyment of tenants following a comprehensive design and build to the highest of standards. The versatile, well-appointed and fantastically arranged accommodation measures approximately 732 ft² (68.0 m²) and made to stand-out from the rest. Ideally suited as a 'lock up and leave' for downsizers and is highly accessible being on one-level or an investment opportunity.

COMMUNAL ENTRANCE HALL LOBBY

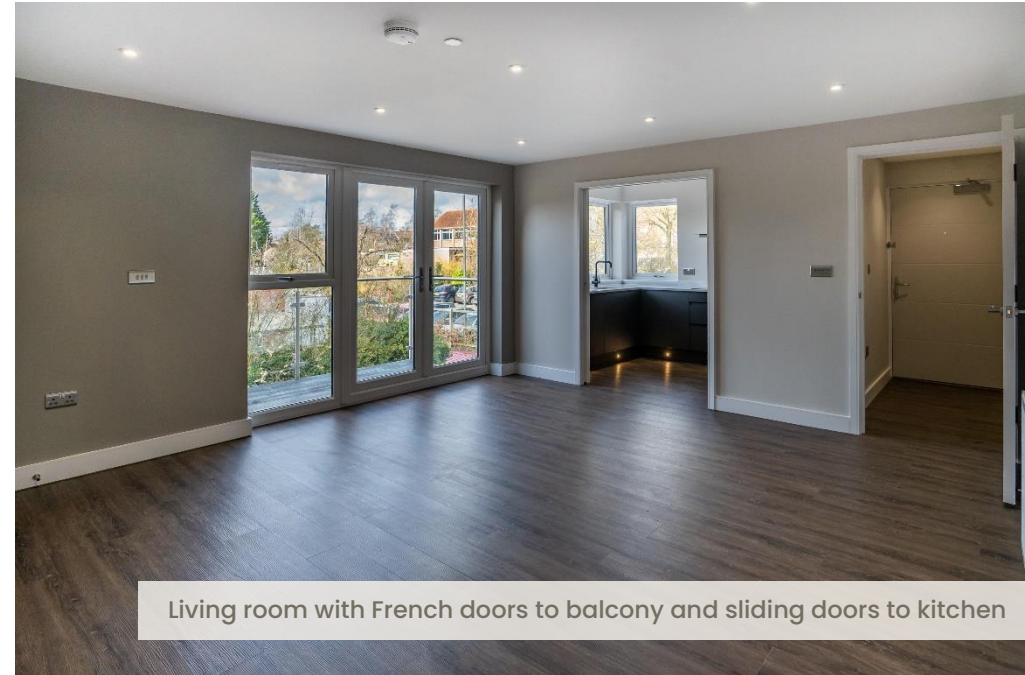
Approached through gate piers is large block paved residents' only car parking area with designated spaces for tenants. A pleasant and secure lobby with its dual aspect light and lofty atrium and impressive full height fenestration welcomes residents and guests. Secure video/audio entry phone system. Automated lighting and mail area. An elevator ascends all floors with the focal point of a wrap around staircase and glazed balustrade.

APARTMENT ENTRANCE HALL

Dark walnut floor coverings with door to:

LIVING / DINING ROOM 15'9" x 14'1" (4.80m x 4.30m)

Walk into a large and light well-proportioned living/dining space. An impactful area of wide fenestration and floor-to-ceiling windows to either the front or rear aspects. Dark walnut floor coverings. Recessed lighting. High level TV point. Zoned thermostat. Secure video/phone entry system. Swipe & go alarm system. HDMI optic wired points ready for Sky Q / Cable. Radiator. French doors open to:



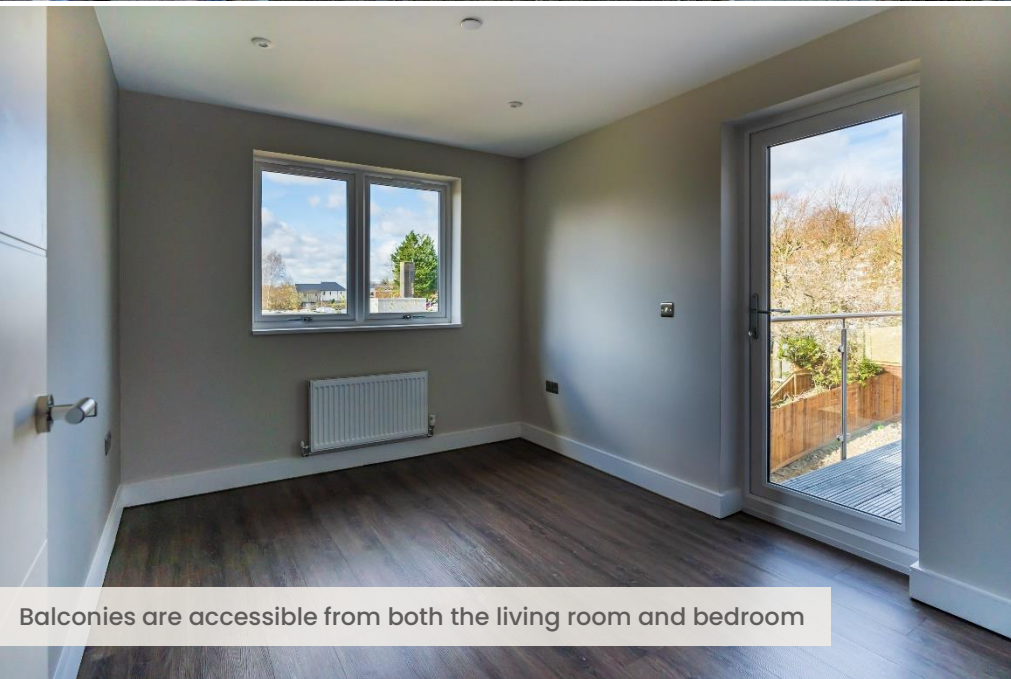
Living room with French doors to balcony and sliding doors to kitchen



Engineered dark walnut floors throughout and high level TV points



Balcony views with glazed stainless steel balustrades



Balconies are accessible from both the living room and bedroom

BALCONY 11'6" x 6'3" (3.50m x 1.90m)

There is a balcony fitted with glazed stainless steel balustrades for those seeking the enjoyment of outdoor big skies and panoramic views. Decking to floors and external up and down lighting.

KITCHEN 10'2" x 7'3" (3.10m x 2.20m)

Clever open-plan pocket doors slide to reveal a contemporary dual aspect Kitchen. Adding real impact to this modern space is the designer kitchen with its signature minimalism, sleek lacquered graphite grey and soft closing cabinetry with handleless integral J-Pull drawers. Extensively fitted with a range of wall and base units beneath white marble worktops with LED task lighting above, equipped USB enabled power points and a one and a half bowl sink with a double lever mixer tap in matt black inset. High quality appliances include full height Zanussi fridge/freezer, AEG microwave oven, AEG oven, CDA six bottle wine cooler, CDA full size dishwasher and Infusion four ring hob with stainless cooking extractor above. Dark walnut floor coverings. Recessed lighting. Further styled LED ambient lighting.

UTILITY ROOM

Extensively fitted innovative utility room space with a range of handleless integral J-Pull cabinetry in matt graphite beneath white marble worktops with a one and a half bowl sink with a double lever mixer tap in matt black inset. Appliances include an AEG washer/dryer. Cupboard housing water cylinder and boiler. Extractor fan. Dark walnut floor coverings. Recessed lighting.

BEDROOM ONE 15'1" x 9'10" (4.60m x 3.00m)

Master bedroom with windows to either front or rear aspect depending on choice of apartment. High level TV point. HDMI optic cable points ready for Sky Q / Cable. Dark walnut floor coverings. Recessed lighting. Radiator. Door to:

EN-SUITE BATHROOM

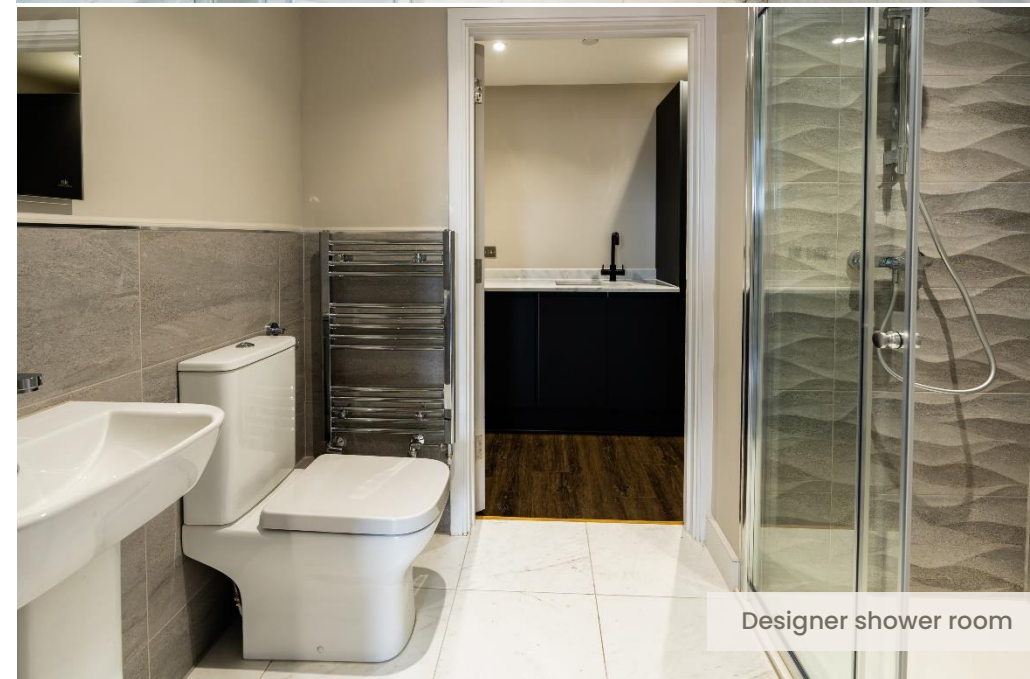
This luxuriously appointed master en-suite bathroom is fitted with a designer suite tastefully tiled by Porcelonosa comprising low level dual flush wc, pedestal wash basin with mixer tap and a large walk-in double length shower with detachable shower head and glazed sliding doors. Shaver point. Extractor fan. Heated towel rail. Mirror. Recessed ceiling lights. Window to side aspect.

BEDROOM TWO 11'2" x 6'10" (3.40m x 2.70m)

Double bedroom with window to either front or rear aspect depending on choice of apartment. French door to balcony. Dark walnut floor coverings. Recessed lighting. Radiator.

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. Mirror. Recessed lighting.





Innovative utility room with basin and marble worktops together with six bottle capacity wine refrigerators



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.

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



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



Suffolk Heritage Coast
Aldeburgh
(1 hr 10 mins / 46.5 miles)



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



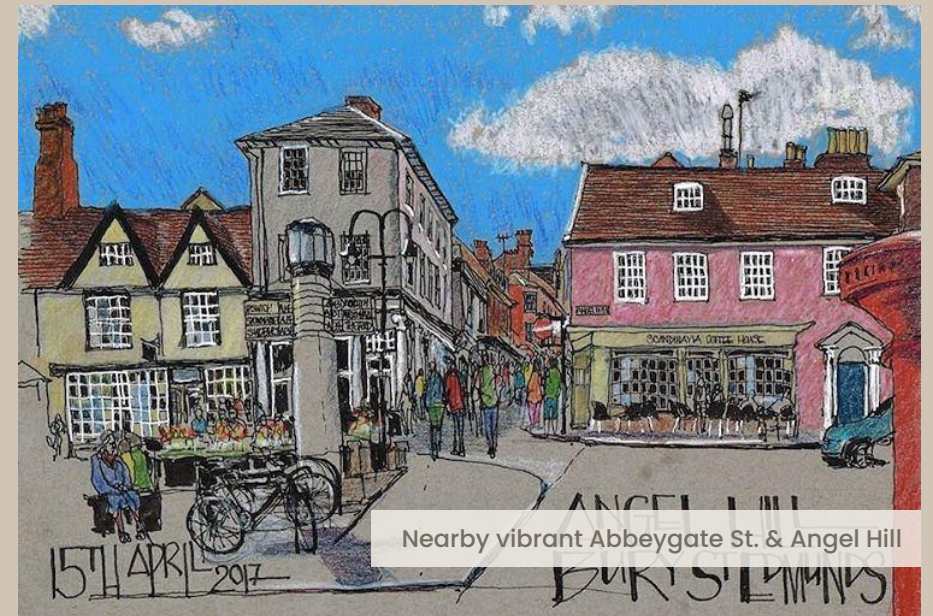
From Bury St. Edmunds
London Stansted Airport
(55 mins / 38.5 miles)
Heathrow Airport
(2hr 25mins / 105 miles)



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: Westage Primary School (4-11); King Edward VI CEVC (11-18).
University of Suffolk at West Suffolk College - Further Education.



Private residents' allocated car parking with gated street access

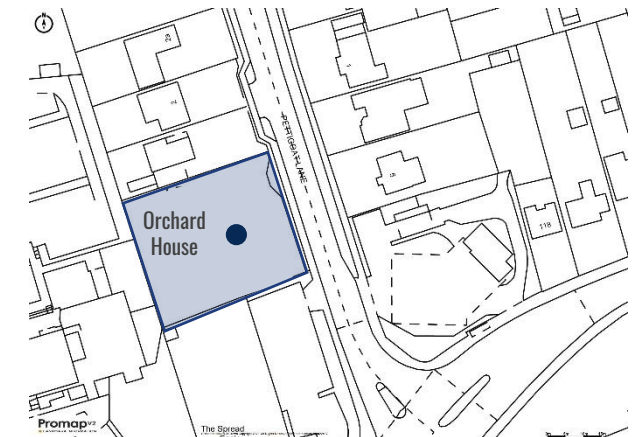
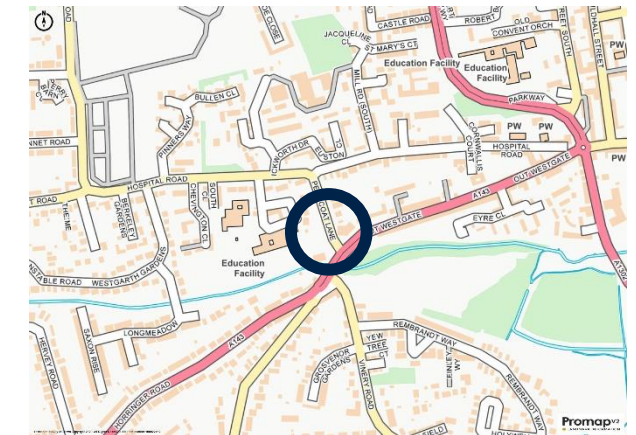
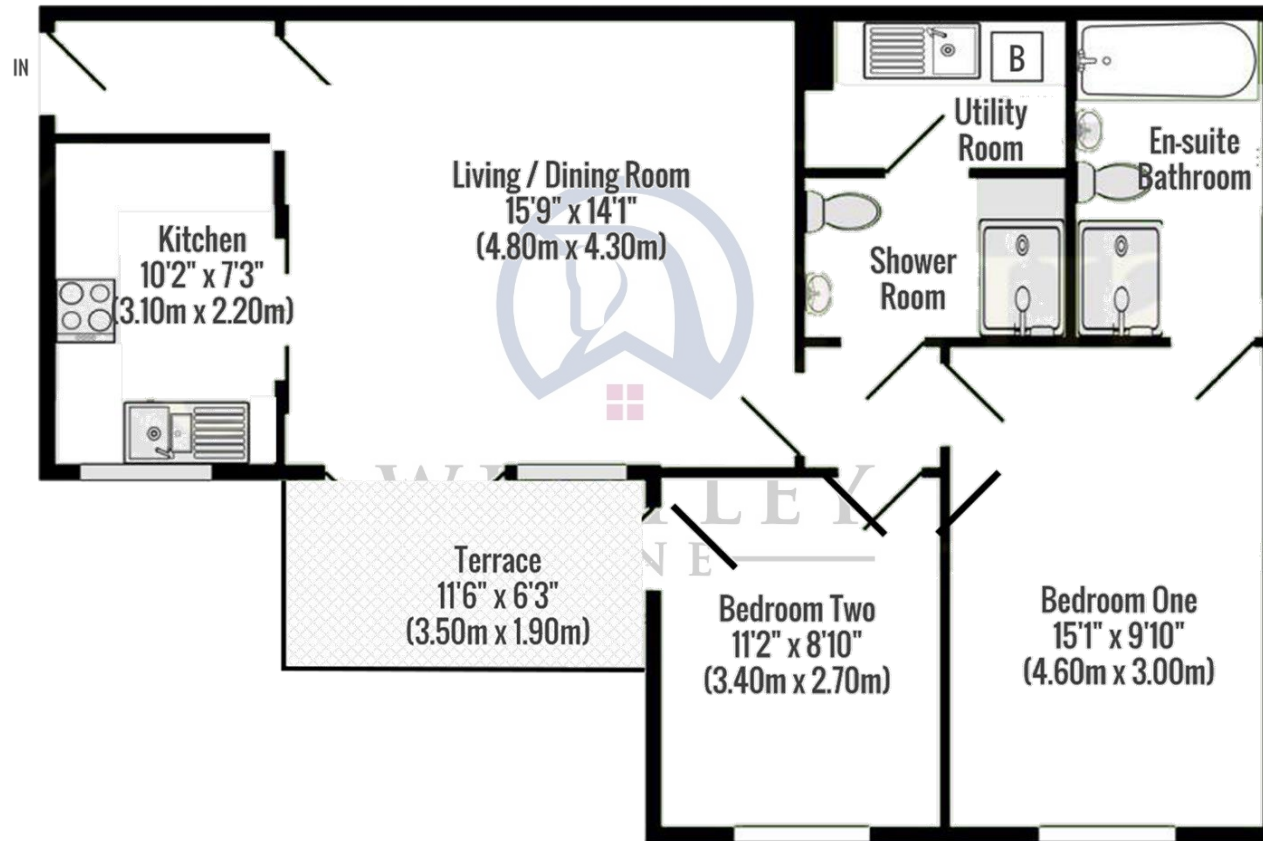


Nearby vibrant Abbeygate St. & Angel Hill

FLOORPLAN

Approximate Gross Internal Area (GIA)

= 732 ft² (68.0 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 For Sale on a Leasehold Basis with vacant possession upon completion.

SERVICE

Mains water, sewage and electricity. Multi-zone digital thermostats. BT broadband internet (40-60Gb download speed) with HDMI optic cabled ready for Sky Q/cable.

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

LOCAL AUTHORITY

West Suffolk Council (01284 763 233)

Tax band – B | £1,622.75 (2024/25).

VIEWING ARRANGEMENTS

Strictly by prior appointment through the sellers' sole 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 3NS):

From London/Cambridge/Bury St. Edmunds (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 44 and take the A134 and follow signposts to the town centre, at the forth roundabout head north onto A1302. Continue along until reaching Westgate Street, turning left at the roundabout onto Out Westgate Street. Once reaching the junction with the traffic lights and the BP garage on the right hand side, turn right into Petticoat Lane and the entranceway to Orchard House is 40 metres on the left hand side marked by our **For Sale board**.

From RAF Lakenheath / Mildenhall (by car) either follow the A1101 all the way directly to Orchard 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 44 (continue as above) until you see our **For Sale board**.



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