



No. 33

SOUTHGATE STREET
BURY ST. EDMUNDS
SUFFOLK





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INTRODUCTION

A restored period home with a part-walled garden and the benefit of an off-street parking space, located in the historic Bury St Edmunds town centre.

Believed to have been built at some point in the last half of the 19th century, its handsome restored and cleaned red brick façade is laid in the rare header bond manner with the added historic intrigue of incorporated Abbey stone from the Benedictine monastery with galeated joints. The window openings are dressed in attractive canted brick and arched lintols and its slate roof crowned by a white brick chimney stack. In the early 2000s the property has been sympathetically extended to the south and west and today emanates a pleasing visual contrast between the old and new.

More recently the interiors have undergone extensive refurbishment by the current owner. Design details to name but few include delightful pull-up sash window shutters, stripped back period pine doors, cast iron period-style radiators and decorative Victorian fireplaces. Of particular note is the large and light reception room with its polished wood floors, a relaxed dual aspect sitting room, a large kitchen dining room with a seamless flow of *Karndean* antique copper floor tiles through to the modern extension of zinc bi-fold doors to the garden. There is a light-filled study with garden views - the perfect work-from-home hideaway. A cloakroom and utility space complete the downstairs. The part-vaulted four bedrooms, each fitted with plantation shutters and two with mirrored sliding wardrobes are served by a large luxurious bathroom suite comprising a sumptuous slipper bathtub and oversized walk-in shower enclosure. In addition, there is a further shower room.

A lovely landscaped garden with two terrace seating areas capturing south-facing sunlight is fully enclosed and partially bound by an attractive brick and flint wall. Laid to lawn and stocked with mature shrubs, including a bountiful apple tree. A shared gravel driveway opens up to a coveted off-street parking space supplied by an EV charging point supplementing Zone F permit parking while there are two separate garden gates, ideal for bicycle and bin storage.

Conveniently located within the Conservation Area of the historic Cathedral town centre of Bury St. Edmunds and situated a short leisurely stroll across Maynewater Lane and St. Mary's Square to the Abbey Gardens parkland or Market Square for the bars, restaurants and independent shopping boutiques. Excellent A14 access is afforded by Southgate Street to Cambridge, London and beyond.



In the early 2000s the property was sympathetically extended to the south and west and today emanates a pleasing visual contrast between the old and new.

- James Sawyer, Director of Whatley Lane



DOWNSTAIRS

33 Southgate Street is a home that successfully blends a palette of bold and pastel colours to create intimate and sophisticated interiors. Following extensive remodelling, the accommodation extends across two levels and measures 1,636 sq ft (152 sq m), which will suit a broad range of buyers - all those seeking convenient market town centre living with off-street parking.

Step through the appealing frontage and a six pannelled entrance door with fanlight above opens into a most welcoming reception room. The light-filled space soothes instantly with the warmth of the rosewood polished floors combined with exposed oak ceiling timber, complemented by a Victorian basket feature fireplace and cast iron radiator. A stripped back pine period door opens into a relaxing dual aspect sitting room with a pair of sash windows and the novelty of pocket pull down shutters. Comfortably carpeted, a further decorative fireplace with its red tile surround and cast-iron period style radiator complete the look, in addition to useful fitted cabinetry in both rooms.

Forming part of the modern extension, the stylish *Karndean* copper floor seamlessly tie together an open-plan kitchen and dining room. Extensive white gloss cabinetry features wood work surfaces and a stainless steel sink with a pull-out stainless steel spray tap. Appliances include an oven/grill, eye-level microwave and plate warming drawer - all in stainless steel. Bosch dishwasher. A cooking station







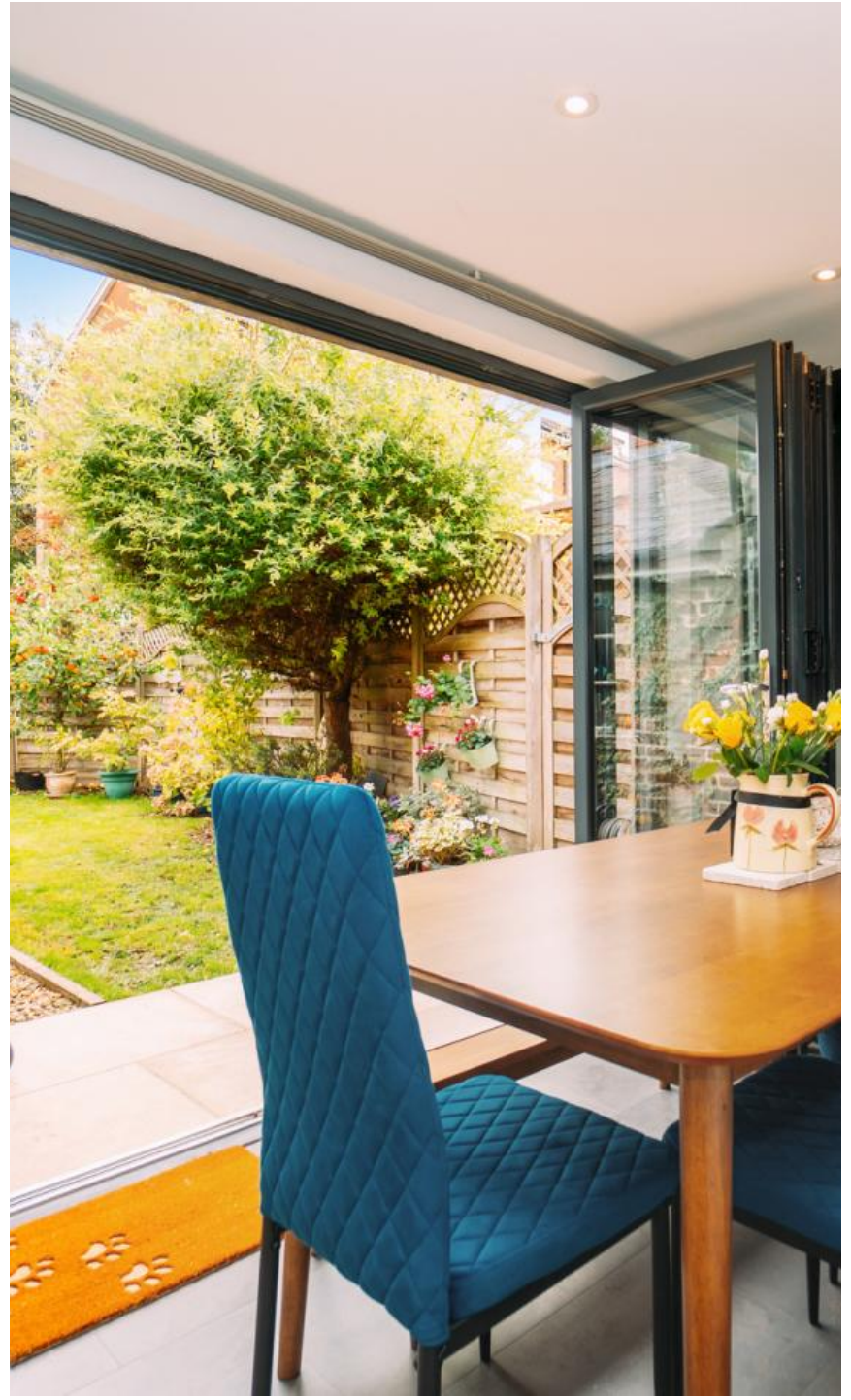
incorporating a four-ring induction hob and cleverly subdivides the dining and kitchen areas while facing the garden view to enjoy. Recessed lighting and zinc bi-fold doors update the scheme.

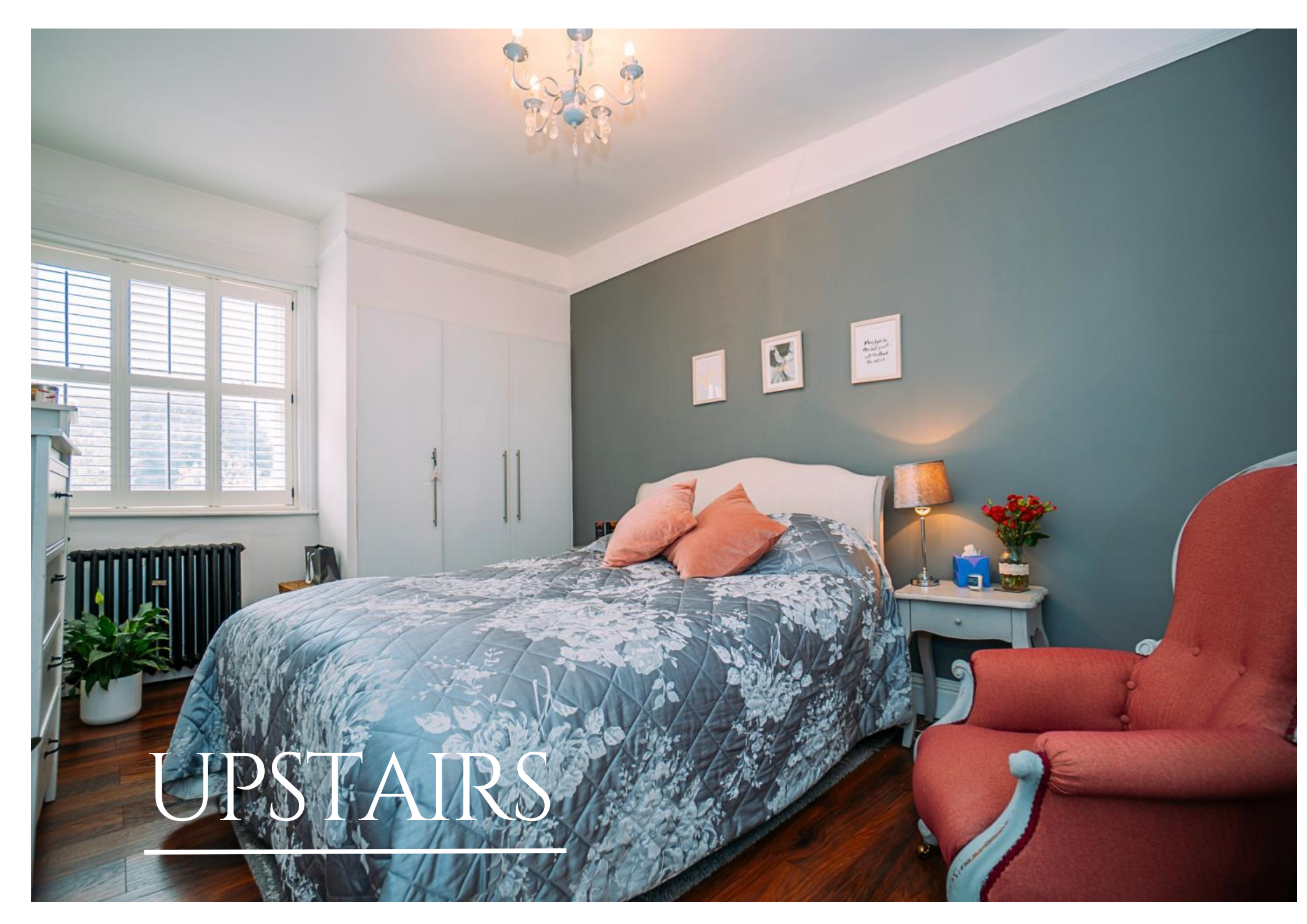
From the open-plan kitchen / dining space, a lovely skylit Work-From-Home study is the perfect midway with double fronted garden casement windows and a polished rosewood floor. There is also ceiling wiring for a projector. A downstairs cloakroom with its feature wallpaper map of the world and a privacy glazed side aspect window doubles up as a useful utility storage area with plumbing for a washing machine.





find joy in the journey





UPSTAIRS

Beautiful and airy upper storey accommodation for four bedrooms connected by a high ceiling landing with runway of pendant lighting.

The bedrooms are partly vaulted which add to their cozy appeal and two are fitted with bespoke mirrored sliding wardrobes. All sash and casement windows are fitted with privacy plantation shutters. The large luxurious bathroom suite is fitted with a sumptuous slipper bathtub with shower hose and oversized walk-in shower enclosure. A mix of large polished porcelain floor tiles and beige metro wall tiles set the scene. There is the added benefit of a further separate shower room.

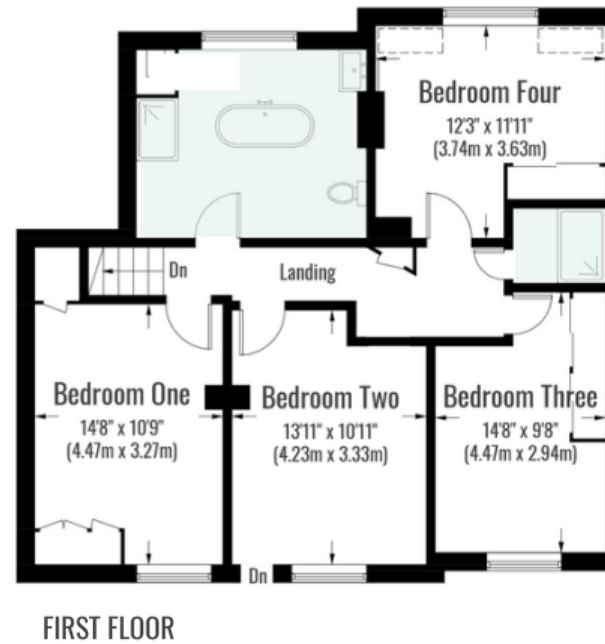
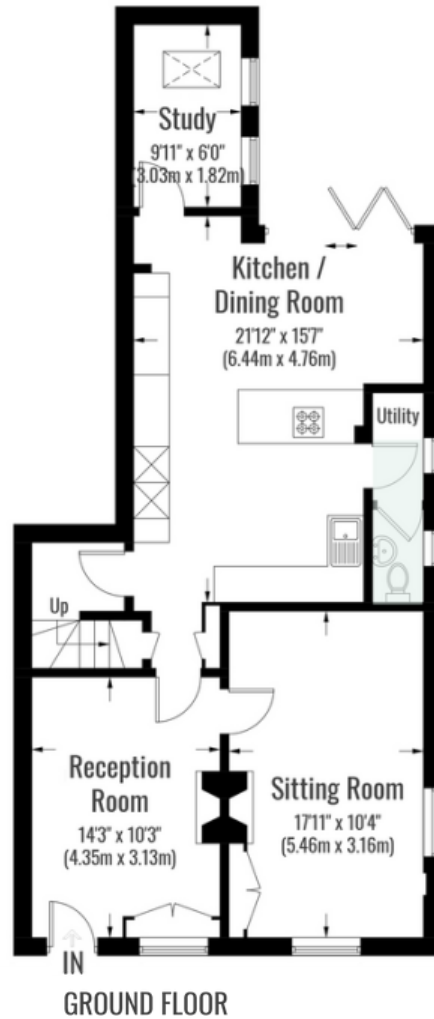
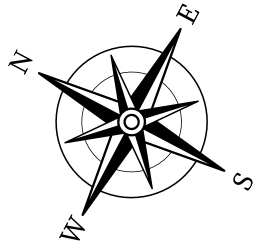








FLOORPLAN



Approximate Gross Internal Area (GIA) | 152 sq m or 1,636 sq ft





THE GREAT OUTDOORS

A serene fully enclosed south-facing garden is laid to lawn and landscaped with two sun terrace seating areas. Partially bound by an attractive brick and flint wall, mature shrubs include a bountiful apple tree. A shared gravel driveway provides vehicular access to a much coveted off-street parking space with an EV charging point, which supplements the Zone F parking permits (local tip: this zone is one of the least subscribed). That are two separate garden gateways to the property, ideal for bin or bicycle storage.



LOCATION

A detailed map of Bury St Edmunds, Suffolk, highlighting the location of 33 Southgate Street. The map features a network of roads including the A14, A1302, A143, and A134. Key landmarks and facilities are marked with black pins and labels, such as the Train Station, Tesco Superstore, Bury St Edmunds Bus Station, The Arc Shopping Centre, Cineworld, Waitrose, St Edmundsbury Cathedral, and the Bury St Edmunds RFC. The location of 33 Southgate Street is specifically marked with a red pin and labeled in red text. The map also shows the River Great Ouse and various green spaces.

AGENT'S NOTES:

TENURE

The property is available For Sale FREEHOLD by Private Treaty with vacant possession upon completion.



SERVICES

Mains water, electricity, drainage. Gas-fired central heating. It is assumed all are connected, as none of these services have been tested. Broadband Speed: up to 1000 mbps available (Source Ofcom) Mobile Phone signal for: EE, Three, Vodafone and O2 (Source Ofcom).

LOCAL AUTHORITY

West Suffolk Council (01284 763 233)
Council Tax Band C - £1,942.11 per annum (April 2025 - March 2026)



MISCELLANEOUS

While the property falls inside the Town Centre Conservation Area, it has no Grade Listing restrictions.

Flood risk: low (Source Defra)

The sale is subject to all rights or support, public and private rights of way, water light, drainage and other easements, quasi-easements and wayleaves, all or any other lights rights, whether mentioned in these particulars or not.



CLIMATE POSITIVE

We are conscious participants in the built environment, and rooted in the business is our tree planting mission.

For each sale and letting successfully completed, we cover the cost of tree planting by contributing part of our commission to worldwide reforestation projects through our impact partner: Ecologi.

*We're in the
business of doing
good business.*

- James Sawyer, Director of Whatley Lane

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property sold or let.**

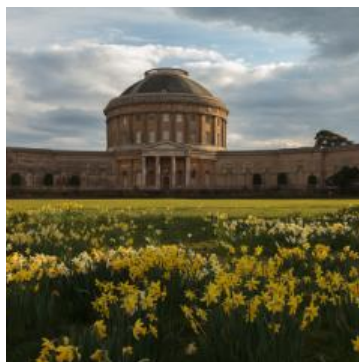


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