



# GARLAND STREET

Bury St. Edmunds | Suffolk





Light and bright open-plan and split level kitchen / dining space makes for a fun and intimate area in which to entertain

# GARLAND STREET

## BURY ST EDMUNDS | SUFFOLK

- Recently refurbished three-bedroom, end-of-terrace period townhouse, homely yet elegant with attention to detail
- Open-plan, split-level kitchen / dining space with full range of appliances
- Sumptuously appointed bathroom suite with large walk-in rain shower
- Principal bedroom suite with extensive built-in wardrobe & separate wc
- \*NO ONWARD CHAIN\*
- Desirable town centre location: one minute walk to *Marks & Spencer* & excellent A14 access via Northgate Street
- Capacious cellar with study / media room potential
- Tranquil, low-maintenance landscaped garden with sun terrace & garden store



## Recently refurbished period townhouse is a seamless fusion of cosy contemporary & historic charm with garden

This three-bedroom end-of-terrace home has been sensitively refurbished recently. Accommodation includes versatile living space which flows seamlessly from the Entrance Hall and adjacent Sitting Room, through to open-plan Dining Room and split-level Kitchen area beyond. There are a wealth of period details including stripped pine doors, exposed oak floors and retained feature fireplaces. Of particular note is the capacious cellar which could double as Study / Media Room potential, a completely refurbished kitchen – fitted with a full range of appliances, the sumptuously appointed bathroom with walk-in shower and the principal top floor bedroom with array of built-in wardrobes and en-suite wc. All windows are fitted with either curtains or privacy blinds. A range of calming *Farrow & Ball* paints have been used to best effect throughout the bedrooms, bathroom and basement.

Partly laid to lawn, the tranquil tiered low-maintenance landscaped rear garden with sun terrace and is fully enclosed and pet-friendly. Useful garden store. Permit parking is available.

46 Garland 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 (a golden triangle formed by intersecting Well Street & Orchard Street). Close proximity to both Northgate Street for excellent A14 access and vibrant St. John's Street with its eclectic range of independent shopping boutiques. Also on neighbouring Cannon Street is *Pea Porridge* (Suffolk's first Michelin star restaurant) and *The Cannon MicroBrewery*. The bars and restaurants of Abbeygate Street and the Market Square are nearby with *Marks & Spencer* and *Starbucks* just a couple of minutes walk away! Refer to our Situation page to discover Suffolk.

# ACCOMMODATION

## WITH APPROXIMATE MEASUREMENTS

46 Garland Street is homely, yet elegant displaying many attractive original period details well-blended with modern having benefited from a recent refurbishment. The accommodation measures approximately 1,074 ft<sup>2</sup> (99.7 m<sup>2</sup>) and is likely to suit a broad range of buyers, whether downsizers, or young families – all who desire exceptional convenient town living with all-important outdoor amenity.

### Ground Floor living

#### ENTRANCE HALL

Panelled front door in a distinctive hue with fanlight above opens to an inviting entrance hall with exposed solid oak floors.

Radiator. Doors to open-plan dining area and:

#### SITTING ROOM 10'10" x 10'10" (3.30m x 3.30m)

A cosy symmetrical space with feature fireplace Sash window to front aspect. Feature fireplace. TV point. Telephone point.

Radiator.



Sitting room with feature fireplace and sash window to front aspect



Open-plan refurbished kitchen area fitted with full range of appliances



Open-plan dining area with feature display cabinetry and exposed wood floors

## Ground Floor living (cont'd)

### OPEN-PLAN DINING AREA $11'11" \times 8'5" (3.60m \times 2.60m)$

The exposed solid oak floor theme continues through to this open-plan dining space with a retained former fireplace and bespoke display cabinetry either side serving as the focal point. Dimmable recessed lighting. Stairs rising to First Floor and door to basement stairs.

### OPEN-PLAN KITCHEN AREA $12'1" \times 7'3" (3.68m \times 2.22m)$

A recently refurbished kitchen space revolves around a u-shape work surfaces with *Lamona* composite sink and mixer tap inset with marble tile details and wood panelled splashbacks. Fitted with an array of below counter and wall-mounted storage cabinetry in a matt grey finish. Full range of appliances include *LG* fridge/freezer with water dispenser, *Indesit* electric four-ring hob with stainless steel extractor, *Indesit* electric oven/grill, *Bosch* dishwasher and *Samsung* washer/dryer. With window to garden aspect, skylight, part glazed door to garden dog/cat flap. Wall-mounted central heating boiler. Tiled floor with stainless kickbacks. Spotlighting. Radiator.

## Sub Level

### CELLAR $14'1" \times 10'1" (4.30m \times 3.08m)$

Stairs leading from the open-plan dining area opens to a capacious cellar space to make the ideal study or media room with natural light well to front aspect fitted with roller blind. Feature fireplace. Array of useful storage shelving. Vinyl floor. Spotlighting. Radiator.

# First Floor living

## LANDING

Stairs rising from open-plan dining area ascends to a landing area with pendant light and doors to:

### **BEDROOM TWO** 15'5" x 11'3" (4.70m x 3.40m)

With sash window to front aspect fitted with curtains and a feature fireplace. TV point. Radiator.

### **BATH & SHOWER ROOM** 9'6" x 8'5" (2.94m x 2.58m)

With sash window overlooking rear garden aspect fitted with privacy blinds. Partially travertine tiled suite comprising panelled bath tub with shower attachment and sliding door to large double tray walk-in rain shower with shower attachment, vanity basin with mixer tap and wc. Built-in open storage for towels. Vinyl floor. Extractor fan. Recessed lighting. Heated towel rail.



Principal bedroom with built-in wardrobe and door to adjacent wc

# Second Floor living

### **BEDROOM ONE** 15'5" x 11'2" (4.70m x 3.40m)

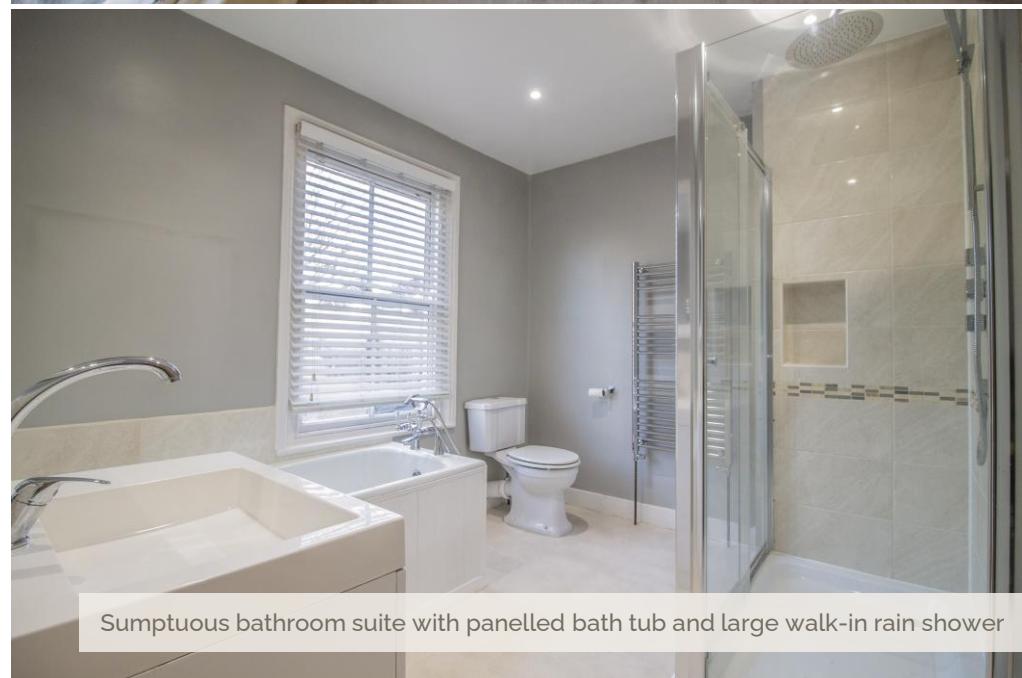
The principal bedroom suite enjoys array of built-in wardrobe storage with sash window to front aspect and rooftop views fitted with curtains. Loft hatch. Telephone point. Dimmable pendant lighting. Radiator. Door to:

## EN-SUITE WC

Comprising vanity basin with mixer tap and wc. Pendant lighting. Extractor fan.

### **BEDROOM THREE** 12'1" x 8'0" (3.70m x 2.40m)

Potential nursery room with sash window overlooking rear garden aspect fitted with privacy blinds. Built-in wardrobe storage. Pendant lighting. Radiator.



Sumptuous bathroom suite with panelled bath tub and large walk-in rain shower

## GARDEN

The tiered garden landscaped for low-maintenance provides a pleasant and tranquil outdoor amenity. Steps up to a pet-friendly lawn with fully-enclosed fencing. There is a sun terrace at the top, ideal for al fresco dining and captures sunlight all-day. Garden shed.



## 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)

RAF Lakenheath  
Newmarket  
Ipswich  
Cambridge

1 mile  
15 miles  
18 miles  
25 miles  
28 miles



*Suffolk Heritage Coast*  
Aldeburgh  
(1 hr / 43 miles)



*From Bury St. Edmunds*  
London Kings Cross  
(126 mins)  
London Liverpool Street  
(115 mins)  
Cambridge  
(44 mins)



London Stansted Airport  
(56 min / 49 miles)  
Heathrow Airport  
(2hrs / 100 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: Guildhall Feoffment (5-11); St. Edmunds Catholic Primary School (3-11).

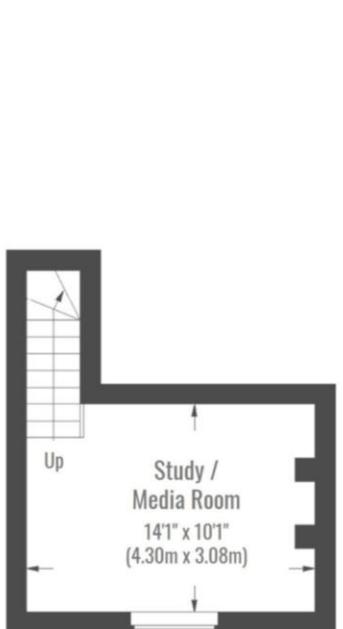
University of Suffolk at West Suffolk College - Further Education.



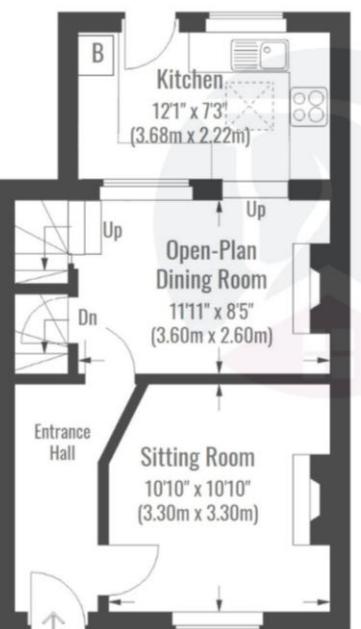
# FLOORPLAN

Approximate Gross Internal Area

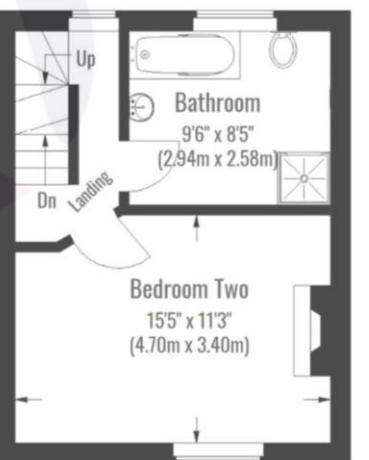
Total = 1,074 ft<sup>2</sup> (99.7 m<sup>2</sup>)



Basement



Ground Floor



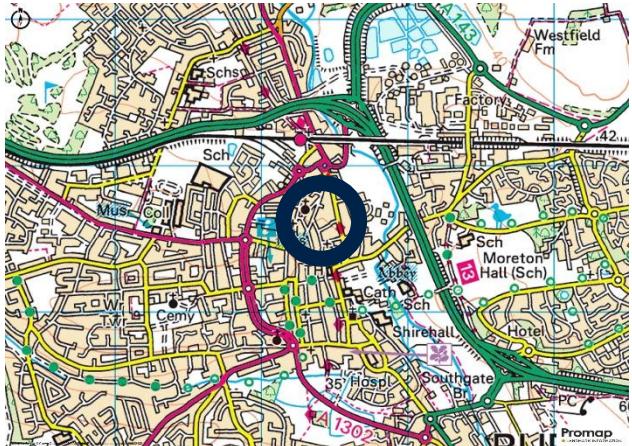
First Floor



Second Floor

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

Property is available FOR SALE freehold with vacant possession upon completion.

## SERVICES

Mains water, drainage and electricity are connected. Gas-fired central heating. NOTE: none of the services have been tested by the agent.

## LOCAL AUTHORITY

West Suffolk Council (01284 763 233).

Band C – £1,942.11 (2025/2026).

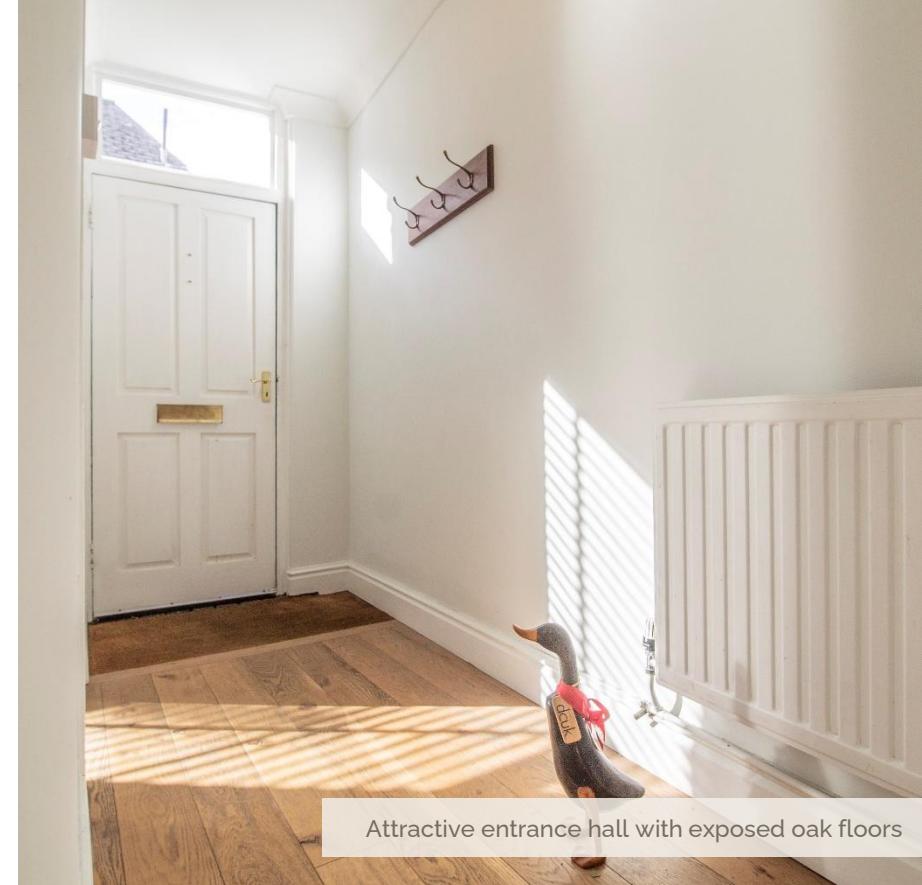
## VIEWING ARRANGEMENTS

Strictly by prior appointment through the sellers' sole selling 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 1HB):

**From London/Cambridge (by car)** exit 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 for 100 metres until reaching a concealed entrance turning right into Cadney Lane, then left turn into Cannon Street. Continue along passing The Canon microbrewery on the left and Pea Porridge on the right, then turn left into Garland Street where 46 Garland Street can be found 20 metres on the left hand side, marked by our distinctive 'For Sale' board.

**From the town centre (on foot)** leave the Market Square, proceed down the lane with Starbucks on the right. Follow round to the right entering Brentgovel Street with Marks & Spencer rear access to the right, turn left into Garland Street where 46 Garland Street can be found 200 metres on the right hand side just before the junction with Cannon Street marked by our distinctive 'For Sale' board.



Attractive entrance hall with exposed oak floors



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