



VICTORIA STREET

Bury St. Edmunds | Suffolk





The spectacular kitchen / diner extension increases the space and functionality of the kitchen while maximising natural light and a garden view from within

VICTORIA STREET

BURY ST. EDMUNDS | SUFFOLK

- Refurbished & extended four bedroom Victorian semi-detached townhouse with original features
- Open-plan dining room & sitting room with attractive bay window & built-in fireplace
- Bedrooms served by a bathroom & shower room with optional ease of conversion to an en-suite
- Converted basement media room & attic bedroom
- Ideal location; close to the town centre and for A14 access within a peaceful residential conservation area
- Light-filled, voluminous & sociable newly extended kitchen-diner with useful separate utility room
- Impressive large garden with attractive brick wall on all borders, summerhouse studio, double garage & off-street parking

Beautiful extended period townhouse in a desirable residential street with garaging, off-street parking, garden studio, converted basement, attic room & impressive garden

This elegant four-bedroom semi-detached Victorian townhouse is situated in a highly sought after and tranquil residential street, so well defined by its open and spacious character while just a stone's throw from all town centre amenities. The property retains a wealth of period features. Of particular note is the spectacular kitchen-diner extension in recent years and following a comprehensive refurbishment throughout that has transformed the principal living spaces.

Suitably set back from the street, to the side is a driveway providing coveted off-street parking and the additional asset of a detached double garage. The trophy feature of the home is the impressive large walled garden that enjoys a south-facing summerhouse, currently used as an all-weather home office studio.

3 Victoria 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 (formed by intersecting Queen's Road, King's Road and York Road). It is a medieval or earlier route into the town via Risbygate Street. The wonderful layout of streets followed the expansion of the town in the 19th century with Victoria Street being built on a former market garden. For added convenience, today the street has a doctor's surgery and a Co-operative foodstore is on nearby Albert Crescent. The bars, restaurants and independent boutique shops in the Market Square are closeby. Excellent A14 access is afforded via Risbygate Street and Parkway. Refer to our Situation page to discover more..



ACCOMMODATION

WITH APPROXIMATE MEASUREMENTS

3 Victoria Street displays a wealth of period features that date back to the 19th century. Typical of the Victorian era is its light, spacious and uplifting – with high ceilings – accommodation that measures approximately 1,815 ft² (168.5 m²) and will suit a broad range of buyers, whether growing families or downsizers – all who seek convenient town living with all-important garaging and off-street parking combined with excellent outdoor amenity.

Ground Floor

ENTRANCE HALL

A partially glazed panelled front door with semi-circular fanlight above opens into a welcoming reception hall with a useful vestibule area. Privacy glazed window to side aspect. Wood floors. Stairs to First Floor and doors to:

CLOAK ROOM

Benefit of a ground floor cloakroom with with privacy glazed window to side aspect. The suite comprises a wall-mounted basin and wc. Tiled floor and wainscot.

DINING ROOM 12'7" x 11'5" (3.83m x 3.49m)

From the entrance hall, the dining room impresses with its large proportions and wood floor flowing through to:

SITTING ROOM 12'7" x 12'4" (3.83m x 3.77m)

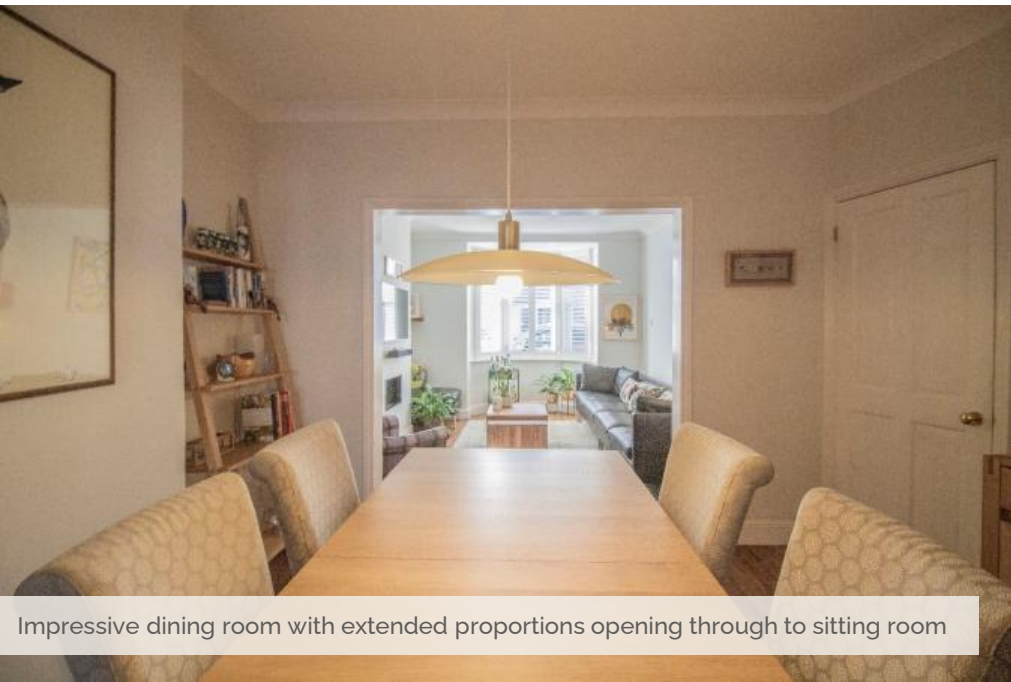
An inviting sitting room with its attractive bay window to front aspect fitted with plantation shutters. The stylish built-in fireplace is the focal point of the cossetting space.



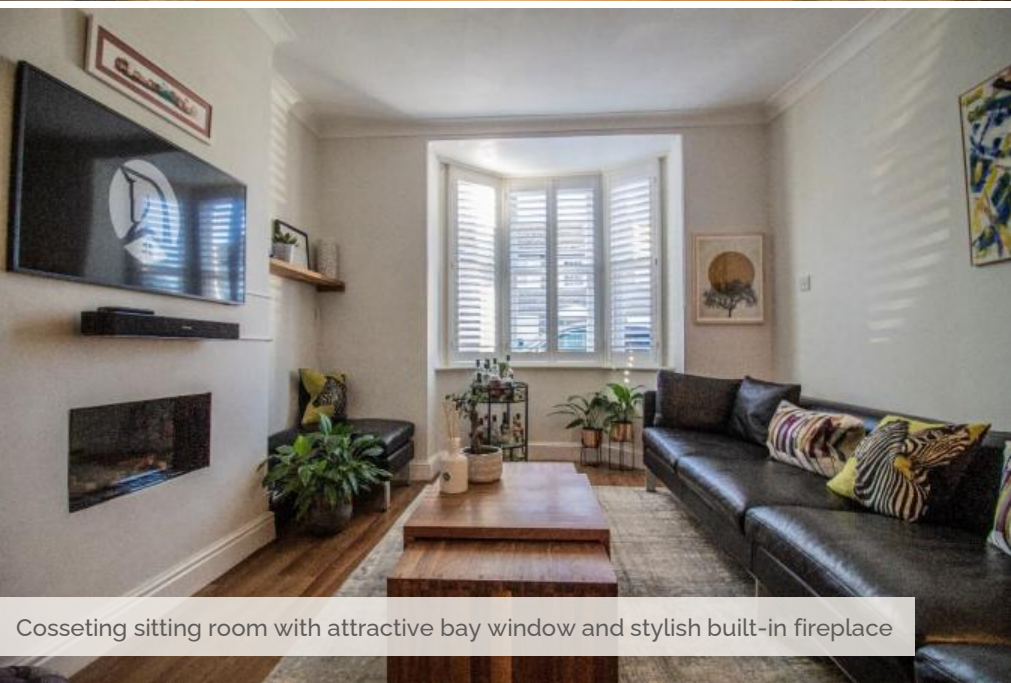
Light-filled kitchen / diner revolves around a central island



Well-optimised cellar conversion; now media room



Impressive dining room with extended proportions opening through to sitting room



Cossetting sitting room with attractive bay window and stylish built-in fireplace

OPEN-PLAN KITCHEN / BREAKFAST 21'1" x 15'2" (6.42m x 4.63m)

The seamless flow of living space continues through to the open-plan kitchen / diner. It forms part of a new side extension and complete refurbishment in 2018/2019, resulting in a light-filled, voluminous and sociable space. Now comprising three skylights and French doors and further glazing it has transformed a once-redundant side return, increasing the space and functionality of the kitchen while maximising natural light and a garden view from within. The wood floor theme continues the flow.

Sleek contemporary white gloss wall-mounted and base cabinetry revolve around a central island. Integrated appliances include: fridge/freezer, four ring hob with extractor above, built-oven pyrolytic self-cleaning oven, microwave and dishwasher. The extensive preparation surfaces comprise twin sink with mixer tap. A trio of LED light strips, pendant and recessed lighting.

UTILITY ROOM

A useful utility space housing the gas central heating boiler with space and plumbing for a washing machine.

First Floor

LANDING

Stairs rising from reception hall to a large landing area with airing cupboard / linen store housing water cylinder and a further large wardrobe. Doors to:

BEDROOM ONE 14'8" x 12'5" (4.46m x 3.78m)

The principal bedroom has princely proportions and enjoys a double fronted aspect with two sash windows fitted with plantation shutters. A focal point is the period cast iron basket fireplace with marble mantelpiece. Built-in wardrobe.

BEDROOM TWO 11'4" x 9'2" (3.45m x 2.80m)

With a window over-looking the garden aspect, the space is currently used as a second home office. A further period cast-iron fireplace.

BEDROOM THREE 12'4" x 9'8" (3.75m x 2.95m)

A delightful vaulted bedroom space with a large window overlooking the garden. Either as a standalone bedroom or can easily be configured as a suite incorporating the wardrobe/dressing area and then the (en-suite) shower room.

BATHROOM

Suite comprising bath tub with electric shower, wall-mounted vanity unit basin with mixer tap and wc. Privacy window to front aspect. Illuminated mirror. Heated towel rail. Wood floor.

SHOWER ROOM

Fully tiled shower room with a decorative frieze. Suite comprising corner shower cubicle with electric shower, pedestal basin and wc. Extractor fan.



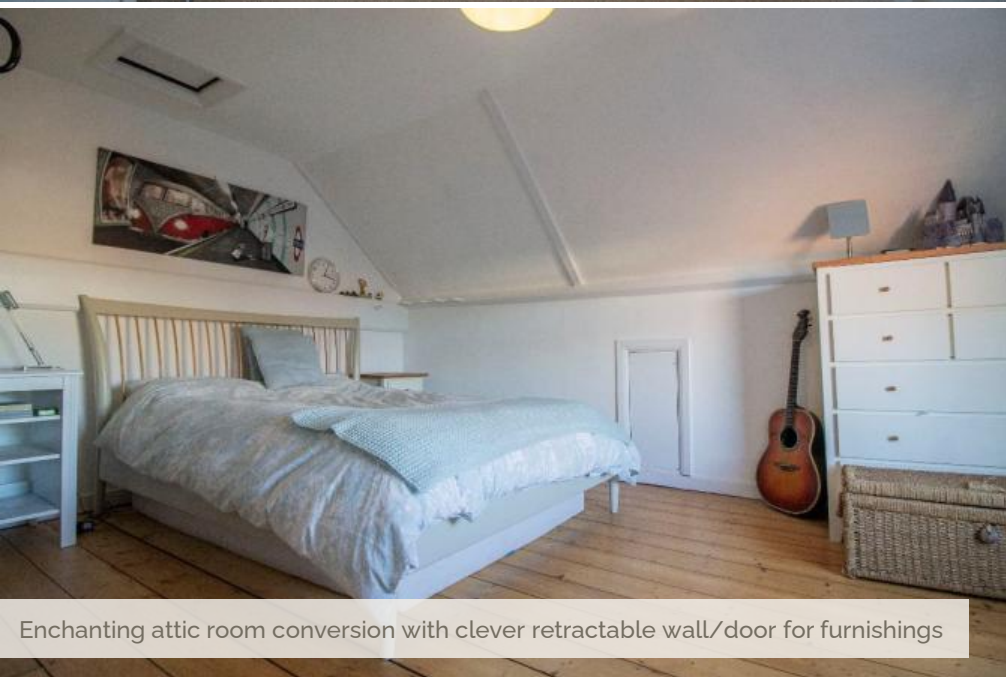
Principal bedroom



Sumptuous bathroom



Vaulted bedroom with large window of rooftop views across the garden aspect



Enchanting attic room conversion with clever retractable wall/door for furnishings

Second Floor

BEDROOM FOUR 13'10" x 12'11" (4.42m x 3.94m)

An enchanting vaulted attic bedroom conversion with window to side aspect. There is a cleverly conceived retractable wall/door that makes excellent access for furnishings. Loft hatch.

Basement level

MEDIA ROOM 14'5" x 11'4" (4.39m x 3.45m)

With a high ceiling and retained cellar light well, the converted space has been well-optimised and is currently used as a media room. Wall light points and former fireplace recess display.

WALLED GARDEN, PARKING & GARAGE

The large gated rear garden provides a joyful oasis close to the town centre and is fully enclosed by attractive brick walls on all borders. The pet-friendly space is mostly laid to lawn and divided into three parts of which there is a glorious kitchen garden with raised beds while landscaped with other well-stocked beds. A flagstone pathway connects the main house to a south-facing summer house currently setup as the ultimate home office studio. Beyond is the asset of a detached double garage with coveted off-street parking with vehicular access along a driveway to the side. Permit parking is also available to the front. There is also a gated front garden.

GARAGE 19'6" x 16'4" (6m x 5m)

Currently setup as a home office.

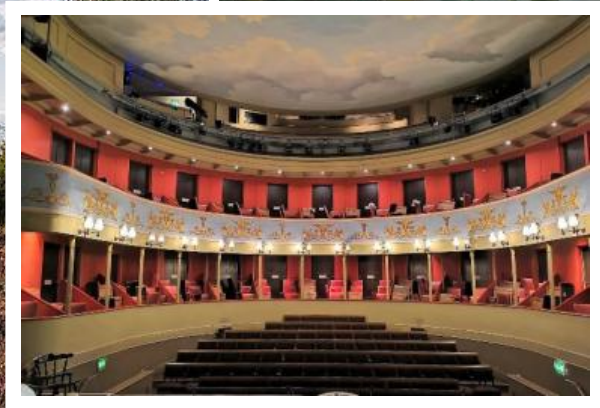
GARDEN STUDIO 15'7" x 9'2" (4.8m x 2.8m)

AGENT'S NOTE

There is a shared driveway with neighbouring No 2 Victoria Street facilitating pedestrian access.



The impressive fully enclosed and gated garden – bordered by an attractive brick wall – is a gardener's dream with its home studio while a driveway to the side leads to off-street parking and the additional asset of a garage



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.

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



Aldeburgh
(Suffolk Heritage Coast)
1 hr/50 miles



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



London Stansted Airport
(50 min / 40 miles)
Cambridge International Airport
(45 mins / 26 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: St Edmundsbury CEVAP Primary School (5-11); King Edward VI CEVC Upper School (11-16).
University of Suffolk at West Suffolk College - Further Education.



FLOORPLAN

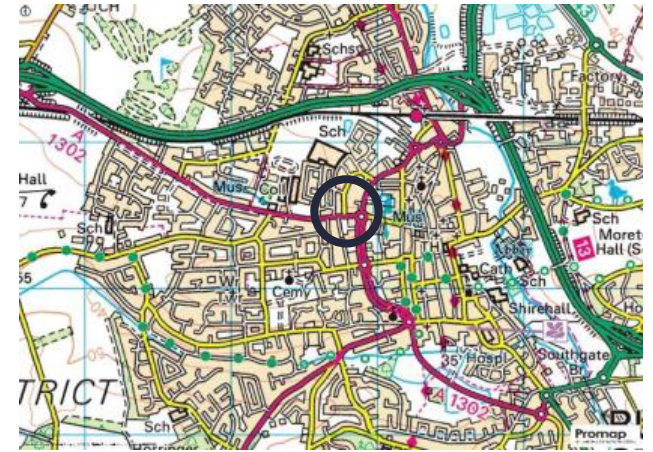
APPROXIMATE GROSS INTERNAL AREA

House = 1815 ft² (168.6 m²)

Garage = 322 ft² (30 m²)

Garden Studio = 144 ft² (13.4 m²)

Total = 2,281 ft² (212 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

For sale freehold with vacant possession upon completion.

SERVICES

Mains water, drainage, gas and electricity.

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

LOCAL AUTHORITY

West Suffolk Council (01284 763 233)

Tax band C – £1,771.92 (2023/24)

EPC rating D.

VIEWING ARRANGEMENTS

Strictly by prior appointment through the seller's 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 3BB):

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 42 and then take the second exit at the roundabout signposted 'A1302 Bury St. Edmunds'. Continue along Newmarket Road heading towards the town centre. Eventually turn right into Victoria Street (passing the Co-operative foodstore). Take the next right and No.3 will be found approx. 30 metres on the left hand side.

From the town centre (on foot) proceed west along King's Road passing Waitrose following the road into Albert Crescent, and bear right into Victoria Street and head northwards passing the doctor's surgery on your right and No.3 will be found approx. 150 metres on the right hand side.



Fantastic garden studio configured as a home office



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