



St. Andrews Street South, Bury St. Edmunds

Sheridans



St. Andrews Street South, Bury St. Edmunds IP33 3PH

Guide Price £650,000

Exceptional grade II listed four bedroomed town house, with parking and enjoying a secluded setting in the heart of the historic town centre

Benefitting from spacious accommodation, fully fitted kitchen with appliances, gas central heating, gated off street parking and a courtyard garden, this four bedroom home should be viewed to fully appreciate this hidden gem of a house. The accommodation in brief is as follows: Kitchen/breakfast room with a fitted kitchen with gloss units, breakfast bar, Rangemaster oven and American style fridge freezer, combination washer dryer and wine cooler, Marble flooring, Double doors leading to the entrance/dining hall. Dining hall is a large reception space which doubles as a dining hall, with marble flooring, exposed 16th century timbers.

Access to the ground floor cloakroom and staircase. The cloakroom comprises low level WC and wall mounted basin with mixer tap, heated towel rail, doors to the under stairs storage cupboard. The sitting room is a large dual aspect living room, with oak flooring and bi-fold doors leading to the lower courtyard. Gas effect fire, built-in storage cupboards.

From the first floor landing the master bedroom features high vaulted ceilings, windows to front and side and a comprehensive range of floor to ceiling wardrobes. There is a door to the 'Jack and Jill' luxury shower room comprising of a large walk-in shower cubicle with rain shower head, low level WC and washbasin, a de-misting LED mirrored cabinet, wood effect flooring, window to side aspect. Second bedroom also has wonderful high ceilings with a window to the side aspect and period features. Bedroom three is a vaulted dual aspect room with sash windows and a dormer and exposed timbers. Bedroom four is a lovely characterful room with exposed timber, with

a skylight and recessed lighting. The second bathroom suite comprises of a panelled bath with an over the bath shower and screen, low level WC, washbasin and ceramic tiled floor

Bathroom

Suite comprising of a panelled bath with an over the bath shower and screen, low level WC and washbasin, ceramic tiled floor.

Outside

Outside. The property is accessed via St Andrews Street South over a private shared driveway leading to the courtyard with gravel parking behind iron gates with a large secure storage. It is worth noting that with some re-arrangement one could park two cars with the current plan realistically accommodating one vehicle. There are steps down to an attractive secluded courtyard area which is just perfect for enjoying food and drink with family and friends.

Location

Bury St Edmunds is a picturesque, thriving market town which brings together the old and the new. The town boasts a great collection of venues for eating, drinking, shopping, and relaxing, making it a great place to live, work, visit and study. The market town, with its impressive produce market every Wednesday and Saturday, is nestled in the heart of Suffolk. It is known for the Abbey Gardens, a ruined abbey right in the town centre. Bury is a very popular destination for locals and tourists to the area. Visit the old side of the town to see the Cathedral in all its glory, the medieval quarter of the town and the Abbey Gardens itself, or browse the newer side of the town.

Directions

Proceeding south along St Andrews St South, Walrond Cottage can be found quietly nestled after approximately 50 metres on the left-hand side under the archway

- Beautifully presented spacious hidden townhouse with parking
- Four double bedrooms
- Two luxurious bathrooms
- Kitchen/breakfast room with vaulted ceiling
- Sociable dining hall/reception area
- Open plan through to well proportioned sitting room with bi-fold doors
- Charming courtyard garden ideal for entertaining
- Off road parking for one/two cars
- No onward chain
- Hidden town centre setting

Services

EPC: This property is a Grade 2 Listed Building so is exempt from EPC regulations.

Mains Electricity, Water, Gas and drainage. - Gas boiler

COUNCIL TAX: Band F. West Suffolk County Council

BROADBAND SPEED: Up to 1000 mbps available (Source Ofcom)

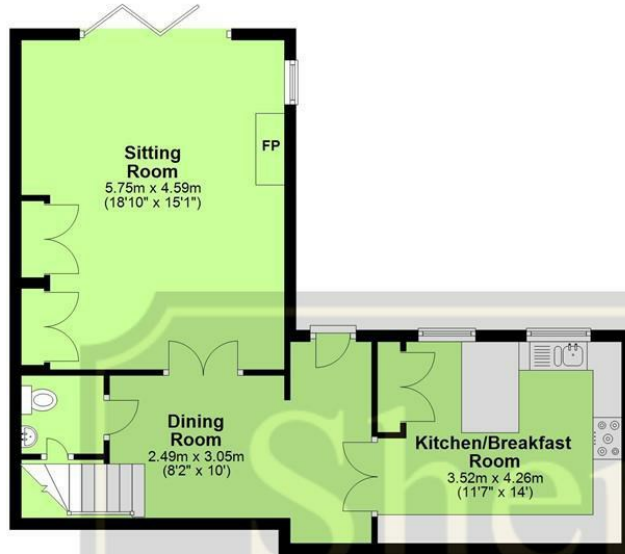
MOBILE PHONE SIGNAL FOR: EE, Three O2 and Vodafone (Source Ofcom)

FLOOD RISK: No risk



Ground Floor

Approx. 58.9 sq. metres (634.4 sq. feet)



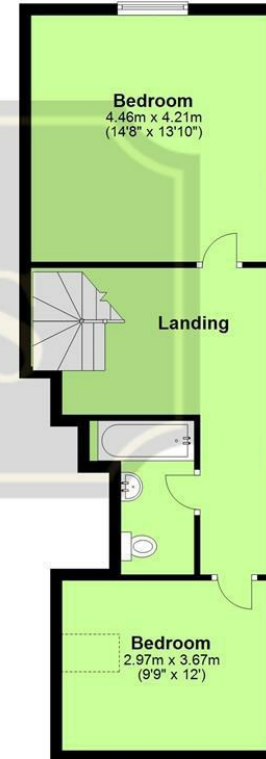
First Floor

Approx. 53.4 sq. metres (574.9 sq. feet)



Second Floor

Approx. 48.5 sq. metres (522.0 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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