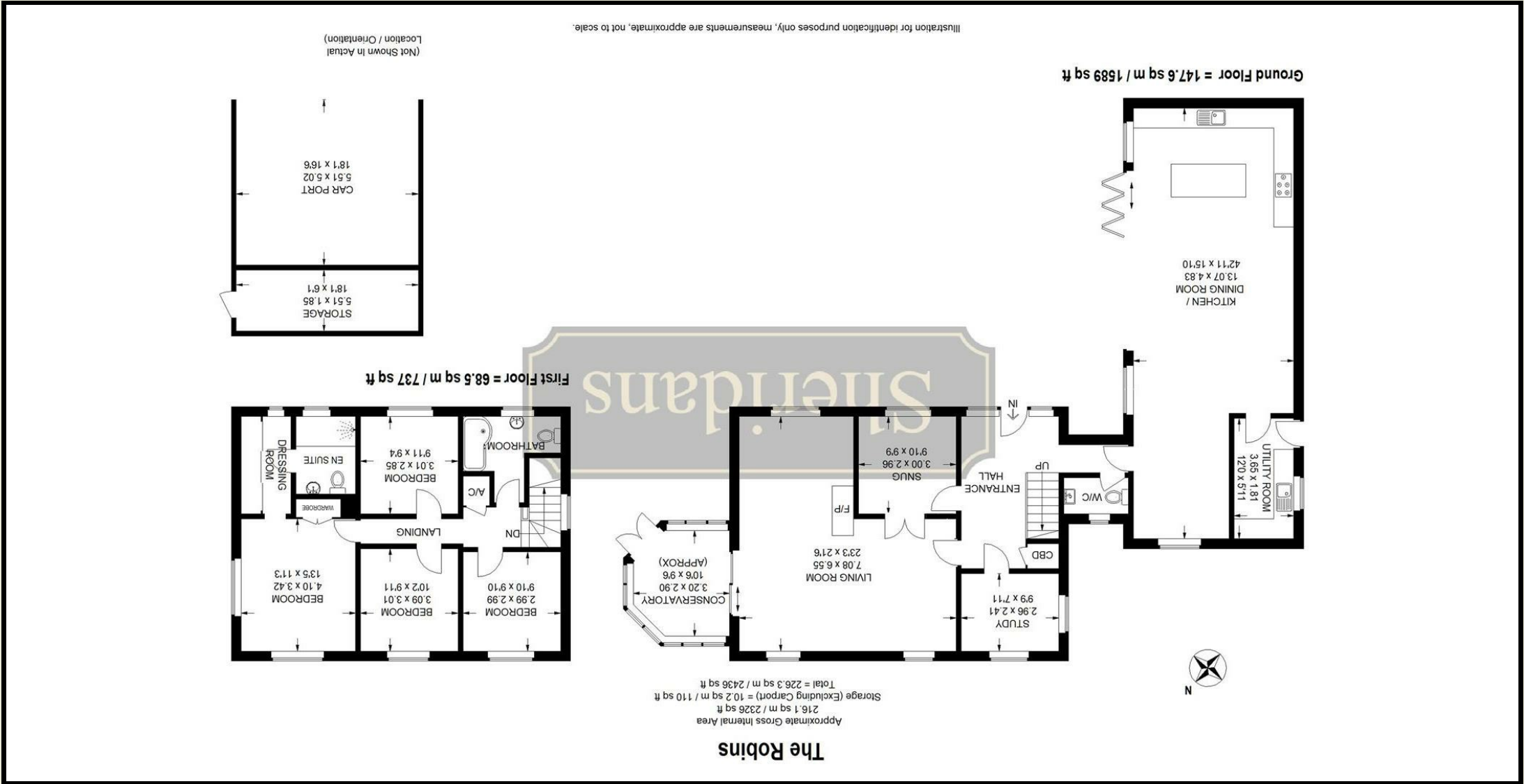


These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents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





Northgate Avenue, Bury St Edmunds IP32 6DA

Guide Price £865,000

A detached four bedroom house with an incredible "live in" kitchen/family/dining room enjoying a secluded setting at the end of a long private driveway just off the highly regarded Northgate Avenue. All in just over half an acre.

Built approximately thirty-five years ago of traditional brick construction beneath a tiled roof and much improved in more recent years, The Robins is a splendid and ideal family home providing well presented accommodation including a huge live in kitchen/dining/family room, whilst situated in a wonderfully private location in a sought after setting on the edge of Bury St Edmunds.

Benefitting from part underfloor heating and recently installed smart grey double glazed windows, the spacious accommodation currently in brief comprises of a reception hall with wooden flooring and stairs off to first floor with under stairs cupboard and door to a useful cloakroom. A study has two windows to rear and side and the snug has a door to reception hall, window overlooking the front gardens and pair of contemporary style part glazed doors opening to a dual aspect L shaped sitting room, with wood burning stove and French doors leading through to the conservatory.

Undoubtedly, one of the most striking features of the house is a huge live in kitchen/dining/family room with its under floor heating, stunning Aluminum Bi-fold doors fully opening to the front gardens and stone terrace, making this an ideal space for entertaining guests. The kitchen is fitted with a stylish range of units, providing plenty of drawer and cupboard space beneath Quartz preparation surfaces and complemented by an island and quality integrated appliances including ovens, hob, wine fridge and dishwasher and also space for an American style fridge. The utility is a useful space with further cupboards, sink, water softener, boiler and door to rear.

On the first floor is a landing with airing cupboard and access to a large loft space. The dual aspect master bedroom leads to a dressing room and en-suite shower and the three remaining bedrooms all offer delightful views of the gardens and the family bathroom completes the accommodation.

Outside
The Robins enjoys a stunning approach down a 100 metre private drive leading to an electric gate opening to a circular driveway providing extensive vehicle parking for motor-homes, caravan etc, whilst leading to a recently built double bay cartlodge garage with adjoining workshop. The gardens offer a high degree of privacy and whilst being mostly laid to lawn, also include magnificent specimen trees (some with preservation orders), ample timber stores/sheds and a smart Indian sandstone terrace, creates an ideal area for entertaining. All in just over half an acre.

Location
The house enjoys a splendid private setting off a no-through lane set back at the end of a long private driveway within the highly regarded area of Northgate Avenue which is within easy reach of the town centre and the excellent range of schooling, shopping, recreational and cultural facilities. 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.

Directions
Leaving Angel Hill in the town centre turn left at the traffic lights onto Northgate Street continue then at the roundabout take the second exit on to Out Northgate which continues onto Fornham Road. Turn left onto Avenue Approach and proceed to its conclusion where the road meets Northgate Avenue. At this point proceed straight over and

- Entrance hall, cloakroom
- Sitting room with wood burning stove
- Snug
- Conservatory
- Study
- Amazing "live in" kitchen/dining/family room
- Utility
- Four bedrooms, dressing room, en-suite, family bathroom
- Long private driveway with electric gate, double garage/workshop
- Wonderful tucked away setting in private grounds

through the bollards onto an unmade lane where the drive leading to The Robins, will be found on the right. <https://what3words.com/homeward.waxing.someone>

Services
All mains services are connected. EPC Rating C.
Council Tax: West Suffolk Band: G
Broadband speed: Up to 1000 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: No Risk

