



Crown Street, Bury St. Edmunds

Sheridans



# Crown Street, Bury St. Edmunds IP33 1QU

Offers In Excess Of £395,000

A charming 16th century 3 bedroom town house enjoying a prominent setting close to the Abbey Gardens and town centre.

Thought to have been built in the early 16th century of traditional timber frame construction beneath a tiled roof and listed grade II as being of particular historical and architectural interest, this charming period town house retains original features including exposed beams, period fireplaces and sash windows.

Benefitting from gas fired radiator central heating, the accommodation is offered with no onward chain and currently in brief comprises a panelled entrance door opening to the entrance hall with stairs off to first floor and door to the light and airy sitting room with period fireplace and large sash window to front. The dining room is an ideal reception room for entertaining with fireplace surround and fitted cupboards. A pair of traditional French doors open to the rear gardens. The kitchen is fitted with a somewhat dated range of units with space for appliances, door to garden and stairs to cellar.

On the first floor is a landing leading to the two spacious bedrooms and recently remodeled wet room. Stairs continue from the landing to the second floor bedroom completing the accommodation.

## Outside

To the rear of the house is a walled west facing town garden being mostly paved with raised well stocked flower beds and providing the occupants with a good degree of privacy.

## Location

The property is perfectly situated in a prime location in the historic town centre and only a stones throw from the historic Abbey Gardens. It is close to well-regarded schools and sports facilities and uniquely independent shops (as well as well known high street stores, and includes a Waitrose supermarket and Marks and Spencer food hall just a short walk away as well as the beautiful parks, cinemas, theatres and restaurants for which the town is famously known as the 'jewel in the crown of Suffolk'. The house is close to everything that gives Bury its distinct reputation for bringing together the best of old and new, with its rich history and its broad range of venues for dining, shopping and relaxing. These include an impressive fresh produce market every Wednesday and Saturday. The town is renowned for its beautiful Cathedral and for the leafy and floral Abbey Gardens with its impressive medieval ruins, all just a short stroll down from the colourful boutiques and cafe culture of the town centre.

It is easy to see why people want to settle in Bury and make it their home. This property is close to the excellent rail and road networks which make London and Cambridge easily commutable, along with giving access to the fine range of town, country and coastal destinations of East Anglia. Additionally, for international destinations, Stansted Airport is only about an hour's door-to-door journey from the house.

## Directions

When entering the town along Crown Street, the house will be found on the left hand side.

[What3words///guides.gratitude.gradually](https://www.what3words.com/guides/gratitude.gradually)

- Grade II listed town house in prominent town centre setting
- Walled west facing gardens
- Original features
- No onward chain
- Sitting room
- Dining room
- Kitchen
- Three bedrooms
- Recently remodelled first floor wet room
- Cellar

## Services

All mains services are connected.

Council Tax - West Suffolk - Band C.

Broadband speed: Up to 1000 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: No Risk





Measurements are approximate. Not to scale. Illustrative purposes only  
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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.

**Sheridans Estate Agents**

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