



Greene Mews, Bury St Edmunds

Sheridans



# 16 Greene Mews, Bury St Edmunds, IP33 1QL

Extremely desirable town centre location! An outstanding three storey detached town house with garage and parking situated within an exclusive gated town centre development.

Built to a high standard in 2018 and benefitting from double glazing and gas fired radiator and under floor central heating, this stylish detached town house of some 2000 sqft, displays many quality features throughout and offers well-presented accommodation possessing a light and airy atmosphere, currently in brief comprising an entrance hall with stairs off to first floor with under-stairs cupboard and door to a cloakroom. The sitting room is a comfortable reception room ideal for relaxing with fitted book shelving, large box window to front and French doors to the side gardens. The kitchen/dining room is particularly well equipped with an excellent "Neptune Kitchen" providing plenty of drawer and cupboard space beneath preparation surfaces, complemented by quality integrated appliances, central island and French doors to the rear gardens.

Stairs lead from the entrance hall to the first floor landing with stairs off to second floor. The superb principal bedroom is a large room with French doors to a balcony enjoying views of Greene Mews. An excellent range of "wall to wall" fitted wardrobes are a useful feature as is the separate dressing room with double wardrobe cupboard and door leading to the particularly spacious en-suite bathroom with bath and shower enclosure. The second bedroom on this floor has a south facing balcony and stylish en-suite shower room. On the second floor is a landing with airing cupboard and two further double bedrooms with high ceilings. A family bathroom on this floor, completes the accommodation.

## **Garden**

To the side of the house is a garage with electric roller door. Beyond the garage is further parking. To the rear and side are charming enclosed gardens providing a good degree of privacy whilst enjoying a delightful south westerly aspect.

## **Setting**

The house enjoys a delightful tucked away setting within an exclusive gated development on the edge of the medieval town grid and within a stones throw of the historic theatre. Bury St Edmunds is a picturesque, thriving market town which brings together the old and the new and is a very popular destination to reside or to visit. The town enjoys an excellent range of shopping facilities, Theatre Royal, the Cathedral, Abbey Gardens, and numerous facilities to cater for a wide range of general interests. Excellent links to major roads including the A14 offering excellent access to Ipswich in one direction and Cambridge and London to the other.

## **Directions**

When proceeding along Westgate Street towards the town centre, the entrance electric gates opening to Greene Mews, will be found a short distance further on the right hand side.

## **Services**

Mains electricity and water. Gas fired radiator and underfloor heating. Council tax - West Suffolk - Band G. EPC Rating: B

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

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

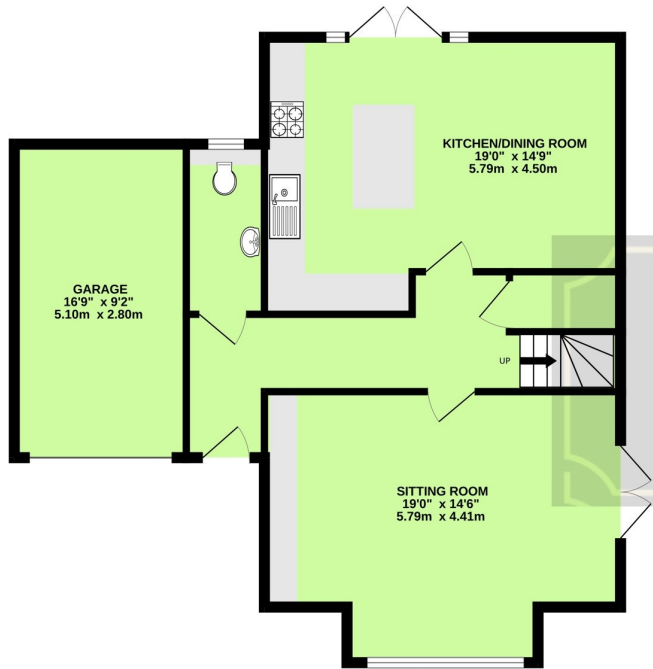
Flood Risk: Very Low Risk

Agents note. It is understood that there is an annual service charge of approximately £850 covering the maintenance of the communal areas. Please contact the office for more details.

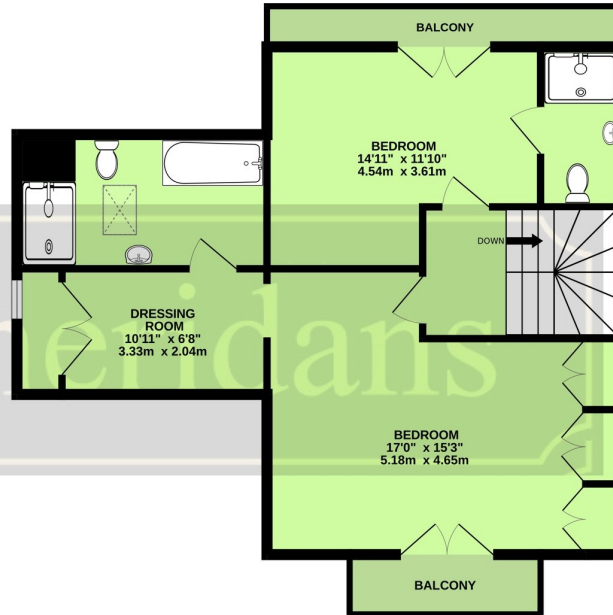
The integrated washing machine will not be left at the property



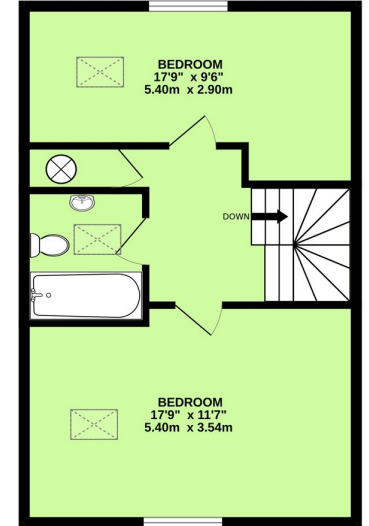
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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