



Foundry Terrace, St. John's Street, Bury St Edmunds

Sheridans



Foundry Terrace, St. John's Street, Bury St Edmunds IP33 1SA

Guide Price £550,000

A wonderful modern home that is beautifully presented by the current owners just a short stroll from the town centre.

The property was built as one of a unique development of mews houses completed in 2005 and has been constructed to an exceptionally high standard with sealed-unit double glazing, gas-fired radiator heating system and a high specification of finish throughout with flexible light and spacious accommodation arranged over three floors.

Entrance into hallway with chequered tiled floor and twin-doored coats cupboard and downstairs cloakroom. The sitting room has a corner fireplace with moulded-stone surround, hearth and mantel. The kitchen/breakfast room with ceramic-tiled floor and a matching range of Hofemeier beech-style units with chrome handles, tiled splashbacks and granite worktop. Neff appliances include gas hob, eye-level oven, extractor hood, built-in fridge/freezer, dishwasher and washing machine. Door to rear garden.

First floor landing with stairs to second floor, large airing cupboard. Bedroom two with twin windows and two large built-in wardrobes. Bedroom three is another double bedroom with rear aspect views over the courtyard and beyond. Luxury first floor main bathroom, half-tiled with a matching stone-effect ceramic tile with mosaic border, matching suite of double-ended bath with central filler and shower attachment, pedestal basin with a large useful vanity shelf and full-width mirror over, low-level WC, large fully tiled corner shower unit.

Second floor landing leads to the lovely master bedroom with two large built-in wardrobes. The en-suite shower room with ceramic-tiled floor, half-tiled walls with mosaic border, WC, large fully tiled corner shower cubicle and chrome towel rail.

The house has a good size loft space, boarded with electric light and accessed by a pull down ladder.

Outside

To the rear is a south-westerly enclosed courtyard with electric gates, parking space for one vehicle, hard landscaped with sandstone paving, outside electrical socket, tap and light.

Location

The property is perfectly situated in a quiet area within walking distance of the historic town centre. It is close to well-regarded schools and sports facilities, and uniquely independent shops (as well as well known high street stores, and including a Waitrose supermarket and Marks and Spencer food hall), and 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 and a Christmas market which features artisans, world cuisine stalls, Victorian funfair attractions and a carol service. 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.

- Entrance hallway
- Three bedrooms
- En-suite to master bedroom
- Family bathroom
- Sitting room
- Kitchen/breakfast room
- Enclosed courtyard garden
- Allocated parking

Directions

From the town centre proceed down St Johns Street where number Four Foundry Terrace can be found after a few hundred yards on the left-hand side.

Services

Mains electricity, gas, drainage and water. Heating - Gas boiler

Council Tax: West Suffolk Band: E

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

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

Flood Risk: No Risk

EPC Rating: C

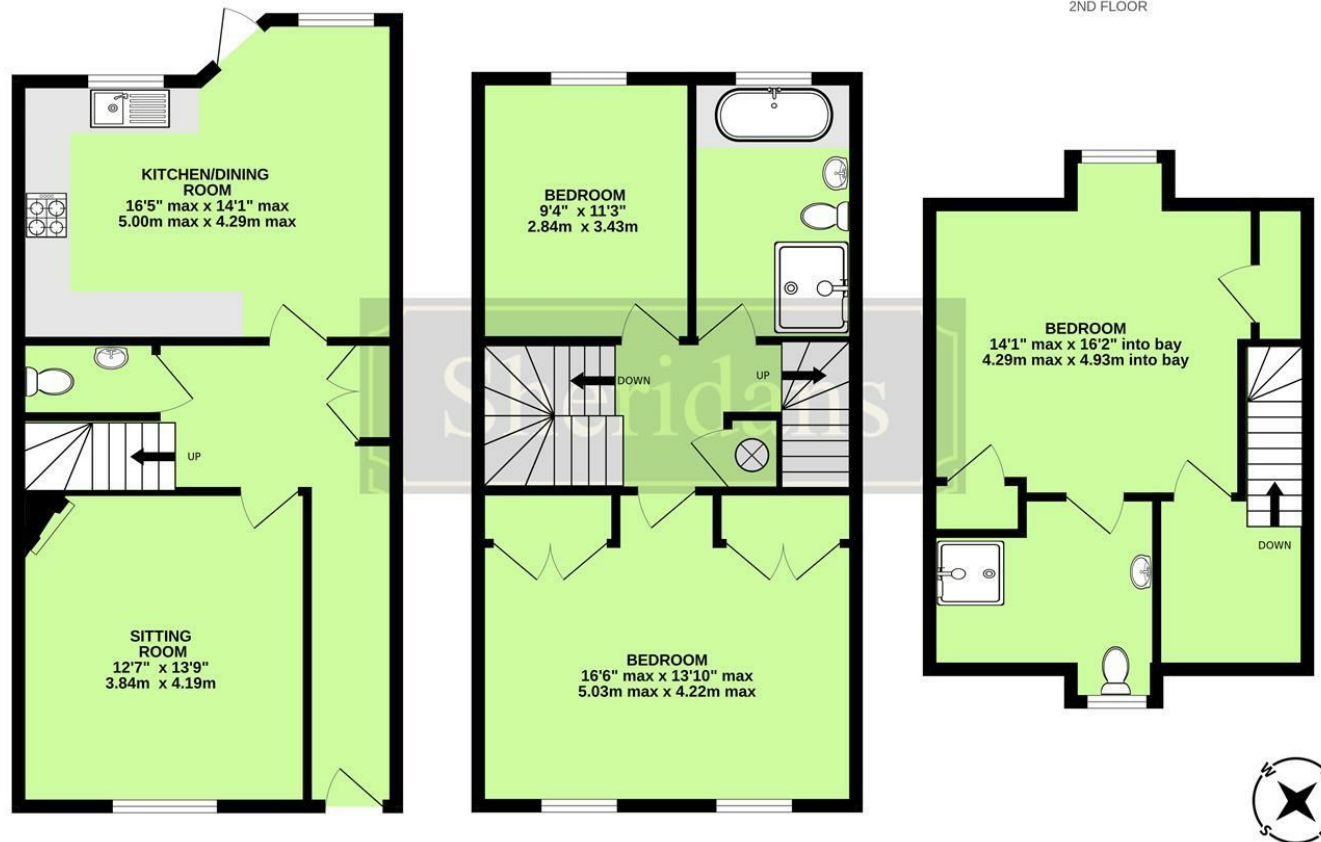
Parking: Car permits can be obtained for visitors or a second car.



GROUND FLOOR

1ST FLOOR

2ND FLOOR



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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