



Winthrop Road, Bury St. Edmunds

Sheridans



Winthrop Road, Bury St. Edmunds IP33 3XW

Guide Price £475,000

Never judge a book by its cover! Remodeled and extended 3 bedroom detached home providing a surprising level of accommodation in a popular town setting.

Built of traditional brick construction beneath a tiled roof and recently extended to a high standard in recent years, this superb detached home provides well presented and particularly flexible accommodation currently in brief comprising an entrance hall with stairs off to first floor and door leading through to the light and airy sitting room with fireplace and dual aspect windows including a large window to front. From the sitting room leads to the well equipped kitchen/dining room, fitted with an excellent range of units providing plenty of drawer and cupboard space complemented by built in appliances and door to side. The inner hall has a useful walk in cupboard and also leads to the two ground floor bedrooms and bathroom. The largest of these two rooms has "wall to wall" fitted wardrobe cupboards and the other room benefitting from glazed door to the rear gardens, completing the ground floor accommodation.

On the first floor is a large landing leading to a huge and particularly useful walk in loft space. The principal bedroom is an amazing spacious room, full of light, with fitted wardrobe cupboards and glass door opening to the Juliet balcony. An en-suite shower to this room completes the first floor accommodation.

Outside

The property is approached along a smart brick weave driveway providing plenty of vehicle parking and access to the newly built single garage with traditional wooden doors and weather boarded elevations. Gated side access leads to the enclosed rear gardens. The rear gardens include well stocked flower beds and various paved terraces creating ideal areas for outdoor entertaining and al-fresco dining. Within the gardens is a newly built bespoke timber and glass greenhouse, Pergola and charming garden studio/home office, with power and lighting and weather boarded elevations beneath a slate roof.

Location

The property is situated in a popular location on the much favoured western side of Bury St Edmunds enjoying open views to the front towards the river Linnet. The property 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

When travelling along Winthrop Road in a westerly direction from the direction of the town, the property will be found on the right hand side overlooking an open green area and the River Linnet.

what3words: ///bench.attitudes.rapid

- Greatly improved detached 3 bedroom home in popular town location
- Enclosed gardens with greenhouse and superb garden studio/home office
- Ample off road parking and recently built garaging
- Surprising level of particularly light and airy accommodation
- Sitting room
- Kitchen/dining room, study area
- Two ground floor bedrooms and bathroom
- Huge first floor principal bedroom with en-suite
- Much favoured west side of town
- Open views to the front towards the River Linnet

Services

All mains services are connected.

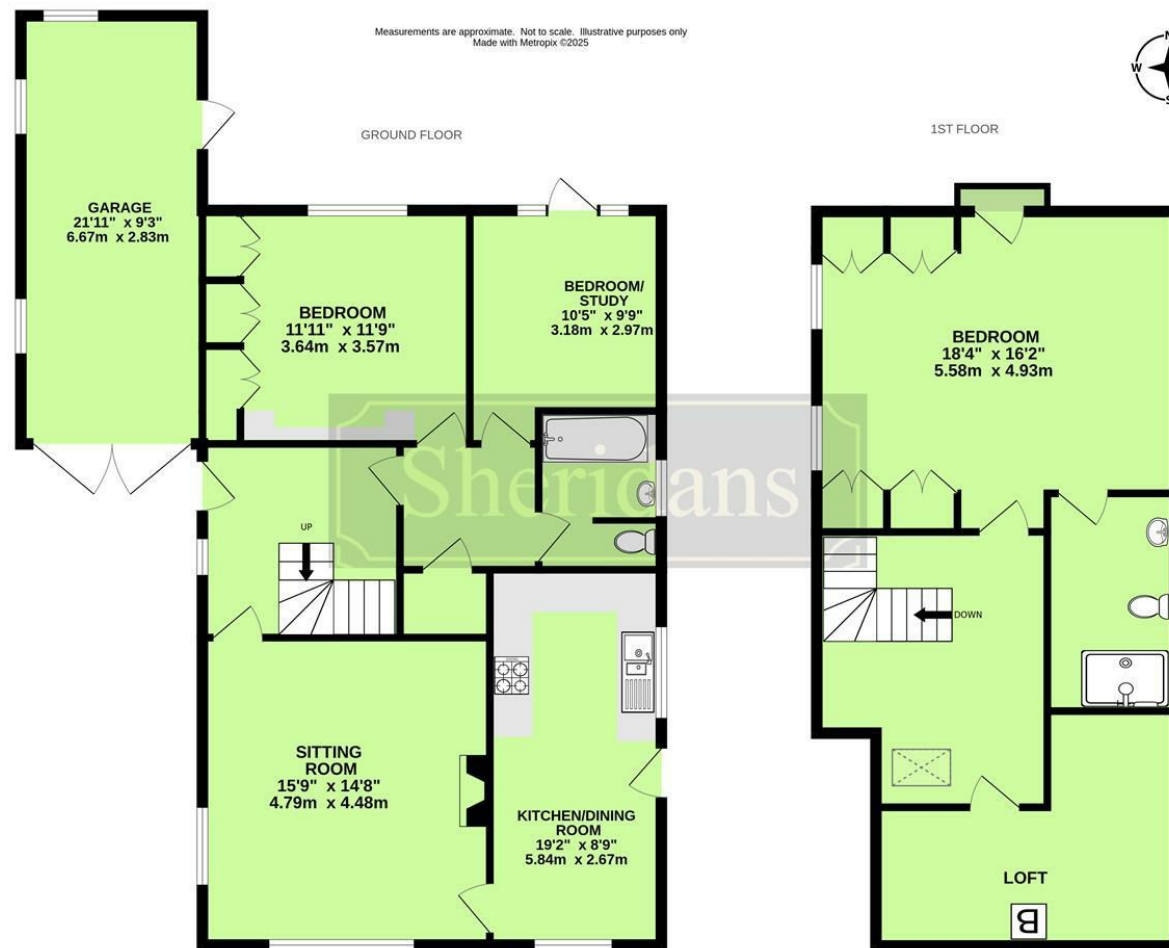
Council Tax: West Suffolk Band: C

Broadband speed: Up to 1800 mbps available (Source Ofcom)

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

Flood Risk: Low Risk (River & Seas) - Med Risk (Surface Water - gov. uk) The vendors have had no issues with flooding whilst at the property.





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

Web: www.sheridans.ltd.uk **Email:** info@sheridans.ltd.uk

Bury St. Edmunds Office

19 Langton Place,
Bury St Edmunds, IP33 1NE
Tel: 01284 700 018

Knightsbridge London Office

45 Pont Street,
London, SW1X 0BD
Tel: 020 7629 9966

Registered office: Sheridans Limited, 19 Langton Place, Bury St Edmunds, IP33 1NE

Registered in England No. 04461290

VAT Number: 794 915 378



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