



Albert Street, Bury St. Edmunds

Sheridans



Albert Street, Bury St. Edmunds IP33 3EA

Guide Price £450,000

Having been Architect designed and built to the specification of the present owners in 2013 we are delighted to offer this wonderfully unique home with a garage which blends character and quirky charm of a character property with a modern twist and the energy saving advantages of a modern house. The property is in an extremely sought after non estate location nestled amongst mainly period and individual homes on the west side of Bury St Edmunds within a short walk of the town centre, mainline railway station and local amenities.

The accommodation in brief is as follows: Light and bright entrance hallway accessing the downstairs cloakroom, utility cupboard and kitchen/diner room as well as the stairs rising to the first floor landing. The kitchen/diner room is a great space for entertaining and feeding friends and family. The kitchen is well equipped with a contemporary feel and comprises of an extensive range of eye level and base level units as well as space for integral appliances with the feature of this room being the central log burner. Beyond the kitchen the space flows into the rear aspect sitting room which is well proportioned with doors opening out onto the low maintenance, secluded rear garden.

From the first floor landing there are two bedrooms and a family bathroom. The rear double bedroom is extremely spacious with built in storage options and extensive built in wardrobes. There is a feature oversized rear aspect window overlooking the rear garden. The second bedroom has a partially vaulted ceiling which means that it incorporates a large front aspect window and gives the room a feeling of light and space. The family bathroom has a matching white suite including a double ended bath, wash hand basin and a low level wc with an enclosed cistern. On the top floor there is a generous double bedroom with bespoke built in storage and a pocket door through to the modern ensuite shower room.

Outside

To the rear of the property there is a well appointed low maintenance garden that offers a good degree of privacy and seclusion with gated side access to the front of the house and Albert Street itself.

Location

The property enjoys a delightful setting on the much favoured western side of the town. 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.

The market town, with its impressive produce market every Wednesday and Saturday, is nestled in the heart of Suffolk. It is known for the Abbey Gardens, a ruined abbey right in the town centre. Bury is a very popular destination for locals and tourists to the area. Visit the old side of the town to see the Cathedral in all its glory, the medieval quarter of the town and the Abbey Gardens itself, or browse the newer side of the town.

Directions

When entering Albert Street from the direction of Risbygate Street, the property will be found further towards the top of the road on the left hand side.

Services

Photovoltaic solar panels.

Mains electricity, drainage and water. Heating - Electric Radiators & Woodburner

Council Tax: West Suffolk Band: C

- Fabulous Architect designed individual home built in 2013
- Good sized single garage available via separate negotiation
- Sought after non estate location within a short walk of town centre
- Three bedrooms
- Two bathrooms and downstairs cloakroom
- Stylish modern kitchen/diner room
- Well proportioned rear aspect sitting room
- Rear garden offering a good degree of seclusion with side access
- Photovoltaic solar panels providing energy efficient heating and hot water
- Vendors suited

Broadband speed: Up to 1000 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: Low Risk

Agent's note

Just a few metres across the street there is a good sized single garage with space for a large vehicle with electrical power connected.

Agent's note: The garage is currently on a separate title with a Price Guide of £50,000.



GROUND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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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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