



West Road, Bury St. Edmunds

Sheridans



West Road, Bury St. Edmunds IP33 3EJ

Guide Price £365,000

A semi detached Victorian 3 bedroom town house providing elegantly proportioned accommodation with west facing gardens.

Built in the early 20th century of traditional brick construction beneath a slate roof, this charming Victorian town house provides a surprising level of elegantly proportioned accommodation retaining many original features. Updated in more recent years and complemented by generous west facing gardens, the accommodation currently in brief comprises of an entrance hall with stairs off to first floor and doors leading to the spacious dual aspect sitting/dining room with two ornate fireplaces, wooden flooring and large sash windows to front and rear. The kitchen is fitted with a range of units providing ample cupboard space and space for range oven. A smart slate floor flows through to the adjoining breakfast room creating an ideal room for entertaining with French doors to the rear gardens.

On the first floor is a landing leading to the three bedrooms and bathroom. The principal bedroom is a particularly spacious room with a light and airy feel and includes two large sash windows to front, a beautiful fireplace with fitted cupboard to side. The smallest of the bedrooms is currently used as a study, completing the accommodation.

Outside

To the front of the house is a traditional enclosed town garden with hedge and shrubs. To the rear is a delightful west facing garden extending to approximately 90ft in length. The garden is mostly laid to lawn and stocked with an abundance of mature trees, shrubs and flowering plants. At the end of the garden is a timber summer

house and off the breakfast room at the rear of the house is a large west facing paved terrace, creating an ideal area for outdoor entertaining and al-fresco dining. It is understood that the property enjoys rear access across the neighbours garden. There is on-street free parking available.

Location

The house is situated on the much favoured western side of town and within a ten minute walk to the town centre. 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

From the town centre, proceed west along Kings Road following the road into Albert Crescent which in turn leads into Queens Road. Follow Queens Road to its conclusion and the turn right onto West Road. The property can be found after a short distance on the left hand side. what3words ///blacken.broad.stoops

Services

All mains services are connected to the house. Gas fired radiator central heating. Council tax band: C - West Suffolk

- Traditional three bedroom semi detached Victorian town house
- 90 ft long west facing gardens
- Elegantly proportioned rooms
- Many original features
- Sought after part of town, conservation area
- Spacious sitting/dining room
- Breakfast room
- Kitchen
- Three bedrooms and family bathroom
- Free on-street parking

Conservation Area.

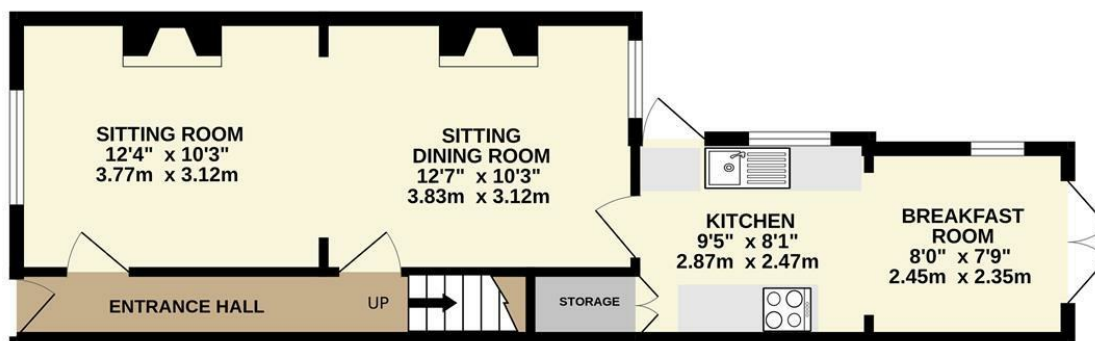
Broadband speed: Up to 1000 mbps available (Source Ofcom)

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

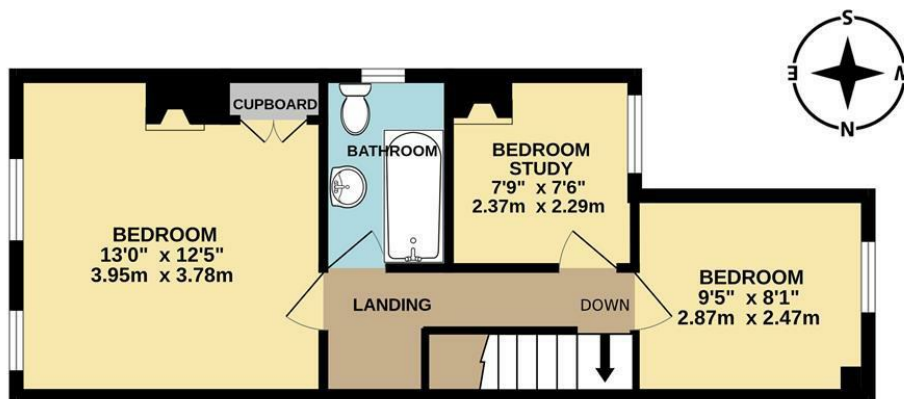
Flood Risk: No Risk



GROUND FLOOR



1ST FLOOR



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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