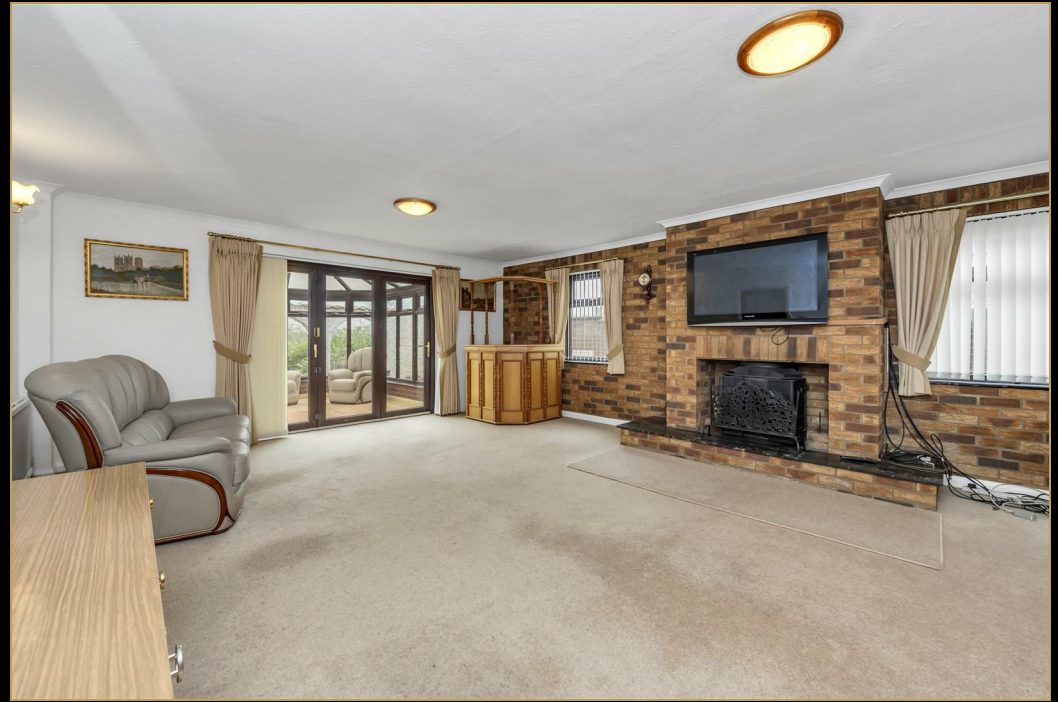




Northgate Avenue, Bury St. Edmunds

Sheridans



Northgate Avenue, Bury St. Edmunds IP32 6BB

Guide Price £895,000

Family home with building plot!.....Substantial 4 bedroomed detached house and building plot with planning permission granted for a stylish detached 3 bedroomed bungalow in desirable tree lined avenue.

Built about forty years ago of traditional red brick construction beneath a tiled roof and coming to the market for the first time, this fine detached house, provides well proportioned accommodation extending to approximately 2650 sqft whilst enjoying a prominent setting in one of the towns most desirable roads. The stands within generous gardens and Included within the sale, (situated at the end of the garden accessed from a small track/lane linked to Avenue Approach), is a building plot with full planning permission granted in November 2024 (planning reference DC/24/0153/FUL) for a stylish detached 3 bedroomed single storey dwelling.

Benefitting from gas fired radiator central heating and no onward chain, the spacious accommodation in brief comprises an entrance hall with stairs off to first floor and door to the dining room creating an ideal room for entertaining with window to front. The spacious sitting room has a feature fireplace, windows to side and Bi-fold doors opening to the conservatory, offering views across the rear gardens. The family room is a versatile reception room offering potential to be incorporated into the kitchen breakfast room, creating a much larger dual aspect room if desired. The kitchen has been re-fitted with an extensive range of units providing plenty of drawer and cupboard space with built in appliances. Situated off the kitchen breakfast room is the separate utility leading to the garaging, boiler room and shower room.

On the first floor is a central galleried landing leading to the four double bedrooms including the principal bedroom with en-suite bathroom. The three remaining bedrooms are served by a family bathroom and separate cloakroom, completing the accommodation.

Outside

The house is approached along a brick weave driveway hidden behind a mature conifer hedge and providing plenty of vehicle parking and access to the adjoining garaging and car port. Side access leads to the east facing rear gardens which are mostly laid to lawn and stocked with numerous mature trees and shrubs. A large terrace is ideal for entertaining and al-fresco dining.

Location

The highly regarded area of Northgate Avenue 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

Leaving Angel Hill in the town centre turn left at the traffic lights onto Northgate Street continue then at the roundabout take the second exit on to Out Northgate which continues onto Fornham Road. Turn left onto Avenue Approach and proceed to its conclusion where the road meets Northgate Avenue. Turn left, and the entrance to the house will be found a short distance further on the left. <https://what3words.com/admire.airbase.iron>

Services and agents note

- Substantial detached family home in one of the towns most highly regarded areas
- Sale includes building plot with planning permission for detached 3 bedroom bungalow
- Ample parking, garaging and carport
- Generous east facing gardens
- No onward chain
- Sitting room, dining room, family room
- Conservatory
- Utility, shower room
- Principal bedroom with en-suite bathroom
- 3 remaining bedrooms, family bathroom, cloakroom

All mains services are connected.

Council Tax: West Suffolk Band: G

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

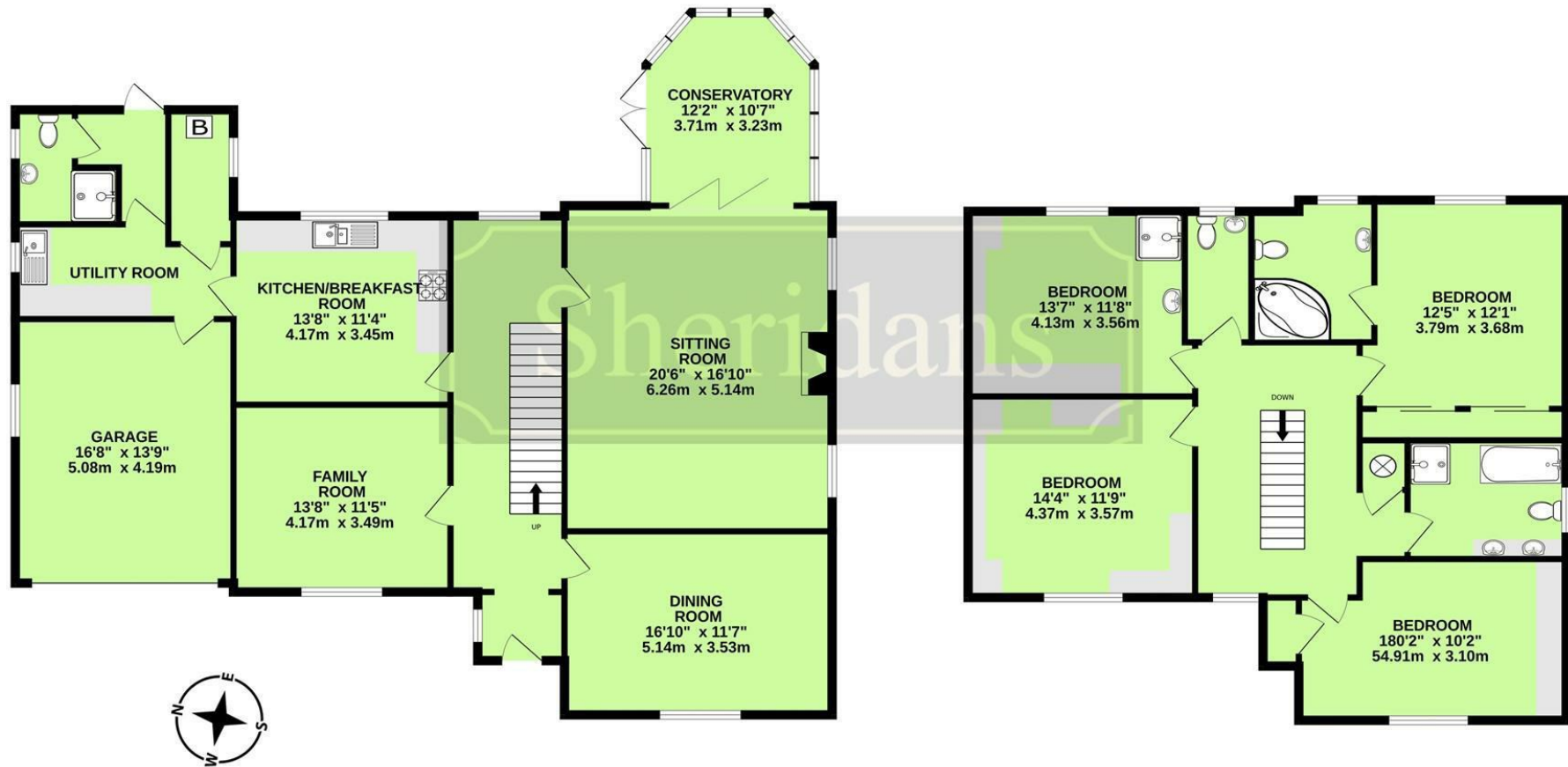
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: Very Low Risk

Detached Planning Application DC/24/0153/FUL . Full planning permission granted for one dwelling linked to existing annex accommodation (following demolition of greenhouse and pool) with access from track linked to avenue approach 8A Northgate Avenue, Bury St Edmunds



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.

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