



West Road, Bury St Edmunds

Sheridans



West Road, Bury St Edmunds IP33 3EJ

Offers Over £795,000

This fabulous Victorian town house in sought after location, built of traditional brick construction with an attractive double fronted white brick facade beneath a slate roof line and is understood to have originally formed two smaller town houses and was altered in the early 20th century to create one larger dwelling.

The property offers an exceptional level of particularly impressive family accommodation possessing a most light and airy atmosphere and displays many original features one would associate with a home of its era including sash windows, polished wooden flooring, panelled internal doors and picture rails. In later years, the property has been tastefully altered and extended to the rear, incorporating an extensive use of glass pitched roofs and lead work, creating a stunning entertaining space overlooking the west facing gardens, further more recent improvements include new bathrooms, en-suite shower rooms and a tastefully refitted kitchen.

Benefiting from gas fired central heating, the property provides a surprising level of particularly spacious accommodation which in brief comprises; reception hall, sitting room, study, playroom, spacious live in kitchen / family room beneath a glass roof line, utility / shower room, boot room and two cellars.

On the first floor are four bedrooms, family bathroom and en-suite shower room.

Outside

To the front of the house is a traditional garden and a driveway providing off road vehicle parking. A particular feature is the superb gardens to the rear, stocked with an abundance of trees

and shrubs whilst providing a high degree of privacy and complemented by a decked terrace and a delightful studio / summer house.

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 a bustling local market every Wednesday and Saturday. 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.

Directions

From the town centre proceed west along Kings Road, following the road into Queens Road. At the T junctions turn right onto West Road, where number 36, will be found further on the left hand side.

- Spacious four bedroom period home
- Sought after location within walking distance of town
- Light and expansive open plan kitchen breakfast room
- Utility/shower room and boot room
- Well proportioned sitting room
- Separate family room/study/bedroom 5
- Family bathroom and ensuite shower room
- Good sized cellar
- Mature well stocked large garden
- Off road driveway parking

Services

Mains electricity, gas, drainage and water. Heating - Gas (new boiler installed 2024)

Council Tax: West Suffolk Band: F

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

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

Flood Risk: Very Low Risk





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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