



**Greene Mews, Bury St. Edmunds**

**Sheridans**



# Greene Mews, Bury St. Edmunds IP33 1QL

Guide Price £795,000

Extremely desirable town centre location!

An outstanding three storey detached town house with garage and parking situated within an exclusive gated town centre development.

Built to a high standard in 2017 and benefitting from double glazing and gas fired radiator and under floor central heating, this stylish semi-detached town house displays many quality features throughout and offers well-presented accommodation possessing a light and airy atmosphere, currently in brief comprising an entrance hall with stairs off to first floor with under-stairs cupboard and door to a cloakroom. The sitting room is a comfortable reception room ideal for relaxing with large box window to front and built in book shelves. The kitchen/dining room is particularly well equipped with an excellent modern kitchen providing plenty of drawer and cupboard space beneath preparation surfaces, complemented by quality integrated appliances, a large dining area has stylish Bi-fold doors to the rear gardens.

Stairs lead from the entrance hall to the first floor landing with stairs off to second floor. The superb principal bedroom is a large room with feature windows, enjoying views of Greene Mews. Within this room is a double wardrobe cupboard and door to the spacious en-suite bathroom with a large shower enclosure. The second

bedroom on this floor has balcony and a further stylish en-suite shower room.

On the second floor is a landing with airing cupboard and two further double bedrooms with high ceilings. A family bathroom on this floor, completes the accommodation.

## Outside

To the rear of the house is a garage and parking space. To the rear of the property is a charming well stocked low maintenance garden, enclosed by a red brick wall providing a good degree of privacy, whilst enjoying a delightful south westerly aspect.

## Location

The house enjoys a delightful tucked away setting within an exclusive gated development on the edge of the medieval town grid and within a stones throw of the historic theatre. Bury St Edmunds is a picturesque, thriving market town which brings together the old and the new and is a very popular destination to reside or to visit. The town enjoys an excellent range of shopping facilities, Theatre Royal, the Cathedral, Abbey Gardens, and numerous facilities to cater for a wide range of general interests. Excellent links to major roads including the A14 offering excellent access to Ipswich in one direction and Cambridge and London to the other.

## Direction

When proceeding along Westgate Street towards the town

- Outstanding semi-detached town centre house with garage and parking
- Exclusive gated town centre development
- Rarely available location
- Delightful enclosed south west facing gardens
- Stones throw from Theatre Royal and town centre
- Sitting room
- Kitchen/dining room
- Principal bedroom with balcony and en-suite bathroom
- Three remaining bedrooms
- En-suite shower, family bathroom

centre, the entrance electric gates opening to Greene Mews, will be found a short distance further on the right hand side.

## Services

Mains electricity, gas, drainage and water.

Council Tax: West Suffolk Council - Band F

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

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

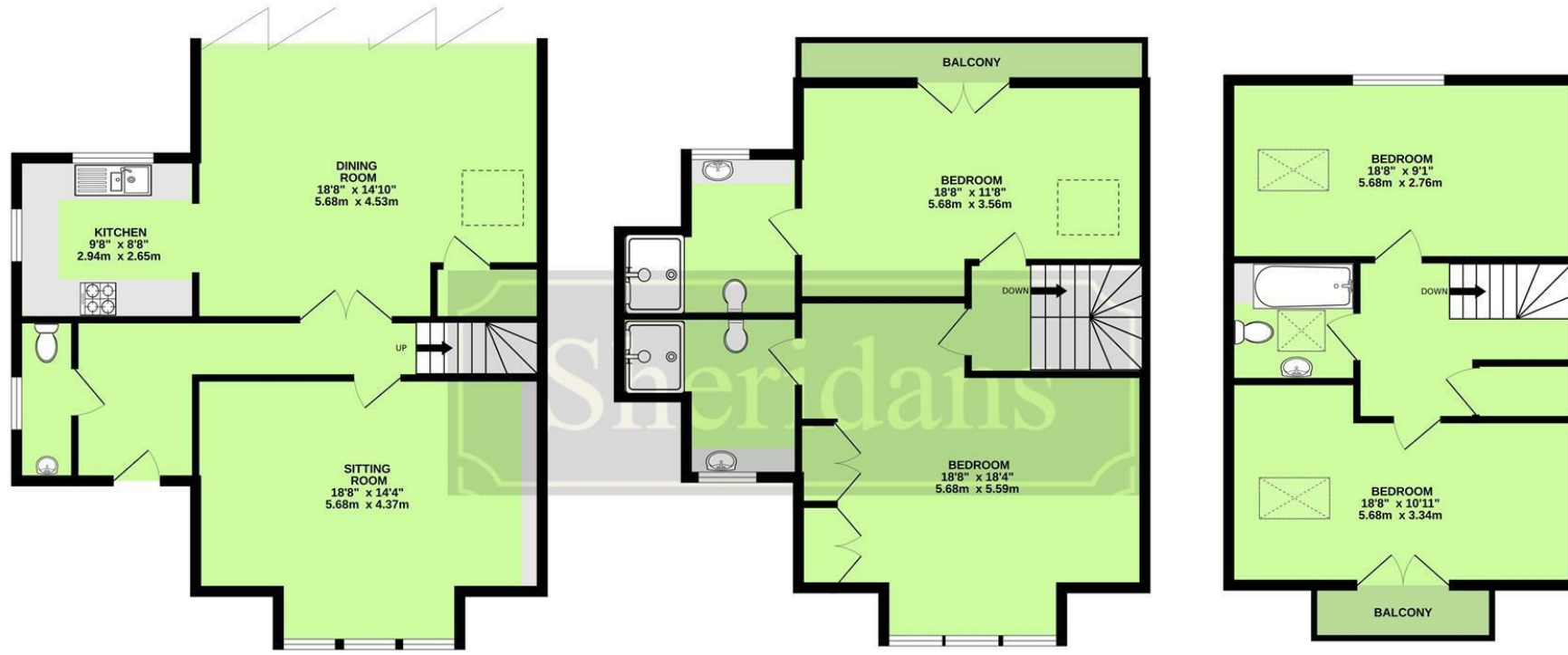
Flood Risk: Very Low Risk (source gov.uk)



GROUND FLOOR

1ST FLOOR

2ND 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.

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