



Northgate Avenue, Bury St. Edmunds

Sheridans



Northgate Avenue, Bury St. Edmunds IP32 6BB

Guide Price £675,000

Offering excellent scope for improvement and set in a mature and attractive south west facing plot measuring approximately 0.3 of an acre this spacious four-bedroom detached home with double garage and parking is set within an extremely desirable non estate location. Understood to have been built 75 years ago of traditional brick construction beneath a tiled roof this home offers a fantastic opportunity to update and extend (stpp) if desired.

Benefitting from gas fired radiator central heating and offered with no onward chain. The accommodation in brief comprises of large entrance hall with storage cupboard and stairs off to first floor and door to downstairs wet room with shower, wc and wash basin. The family room has bay window to front and further side window with tiled fireplace. The dining room has tiled fireplace, window to side and archway opening to spacious sitting room with feature round windows, exposed brick walls and sliding patio doors overlooking the rear gardens. The kitchen breakfast room is fitted with a range of cupboards providing ample drawer and cupboard space beneath preparation surfaces and complemented by built-in appliances. Adjoining the kitchen is a large utility room fitted with the a range of cupboards, space for appliances and courtesy door to the double garaging.

On the first floor, a spacious landing with integral airing cupboard leads to the four good sized bedrooms and family bathroom completing the accommodation.

Outside

The property is approached via a block paved in/out driveway offering ample parking and leading to double garage. The rear gardens are approximately 0.3 of an acre and a particular feature of the property and being south west facing . The garden are mainly laid to lawn with patio area, pond, planted borders with a variety of trees, including apple tree and shrubs. There is a gate giving access to the front.

Location

The highly regarded area of Northgate Avenue is a tree lined road 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 house will be on the right hand side.

ADD WHAT THREE WORDS

Services

- CHAIN FREE
- Large garden approx 1/3 acre
- Large sitting room
- Further reception room
- Family bathroom and ground floor wet room
- Utility room
- Double garage
- Individual home in prime location
- Scope to update and extend (stpp)

All mains services being gas, electric, water and mains drains are connected.

Council Tax: West Suffolk Band: F

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

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

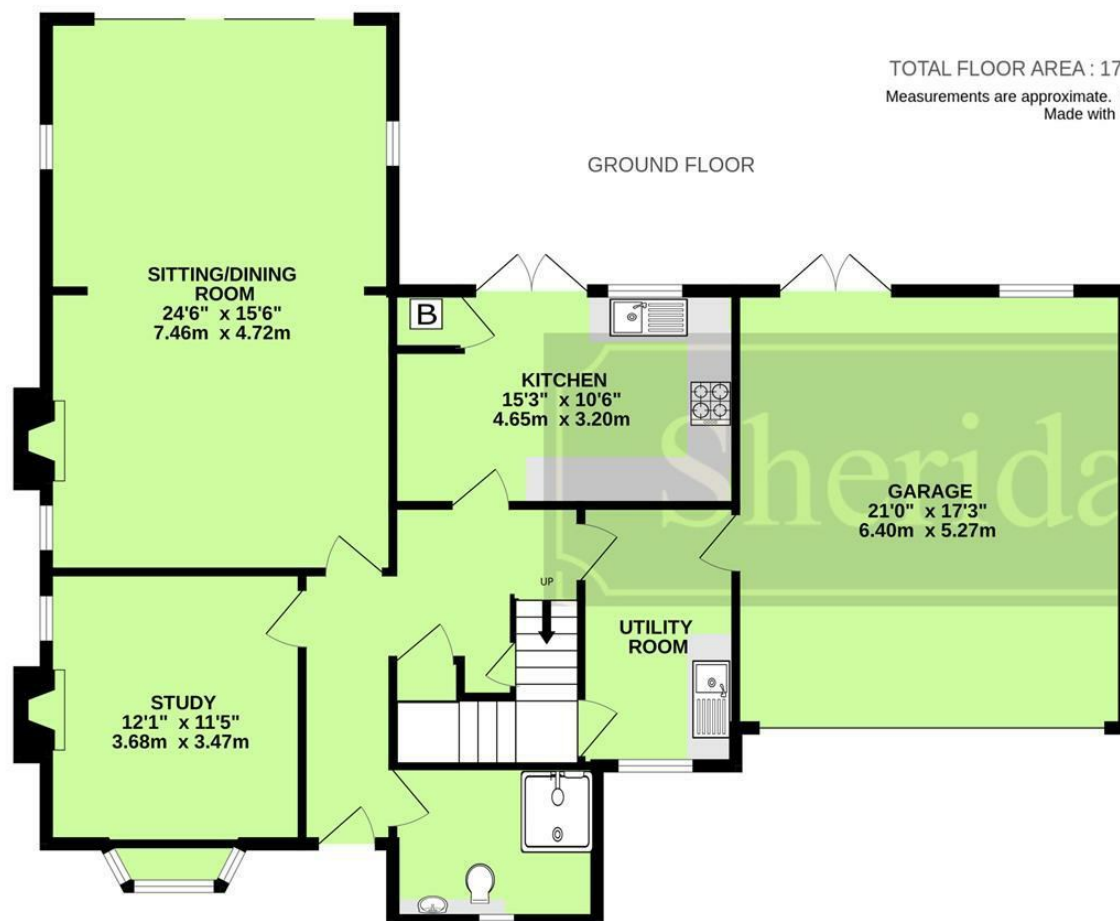
Flood Risk: Very Low Risk



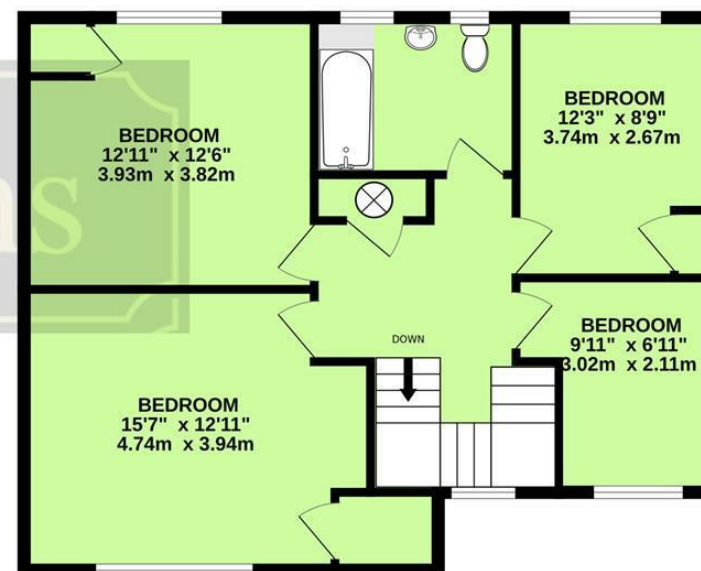


TOTAL FLOOR AREA : 1765sq.ft. (164.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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GROUND FLOOR



1ST 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.

Sheridans Estate Agents

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