



Unicorn Place, Bury St. Edmunds

Sheridans



Unicorn Place, Bury St. Edmunds IP33 1YP

£310,000

Built approximately fifty years ago and recently modernised, this immaculately presented three-storey townhouse offers light, airy and deceptively spacious accommodation arranged over three floors.

Finished to a high standard throughout and benefitting from double glazing, the layout comprises: on the ground floor a useful storm porch with composite front door leads to a spacious entrance hall with stairs rising to the first floor and access to the integral garage. The superb re-fitted kitchen/dining room features an extensive range of contemporary units, a stylish island unit, built-in appliances with space for a washing machine and a useful under-stairs storage cupboard. A UPVC composite door opens directly onto the rear garden creating an excellent space for modern family living and entertaining.

To the first floor the landing includes an airing cupboard and a separate storage cupboard. A splendid sitting room enjoys wood-effect flooring, two large picture windows and elegant panelling. Also on this floor is a well-proportioned third bedroom with wooden flooring overlooking the rear garden, together with a beautifully re-fitted family bathroom comprising a bath and vanity wash basin with storage beneath along with a separate WC.

On the second floor there is a further landing gives access to two generous double bedrooms and an en-suite to the master with additional shower room fitted with a walk-in shower cubicle, WC and wall mounted wash basin.

Outside

To the front, a driveway provides off-road parking and leads to the integral garage with up-and-over door and power. The fully enclosed rear garden has been thoughtfully landscaped for low maintenance, featuring a patio area, split-level composite decking and raised flower beds perfect for al fresco dining and relaxation.

Location

A Perfectly Positioned Home in the Heart of Suffolk which is nestled in a peaceful residential area just a short stroll from Bury St Edmunds' historic town centre, this property offers the ideal blend of tranquility and convenience. Residents enjoy easy access to highly regarded schools, excellent sports facilities, and a vibrant mix of independent boutiques and popular high street stores including a Marks & Spencer, Boots and Waitrose supermarket.

Bury St Edmunds is celebrated as the "jewel in the crown of Suffolk," and this home places you at the heart of its cultural and culinary delights. From beautiful parks and cinemas to theatres and renowned restaurants, everything is within walking distance. The town's twice-weekly fresh produce market showcases local artisans, seasonal fruits and vegetables, and global cuisine.

A short walk leads to the town's iconic Cathedral and the enchanting Abbey Gardens, where medieval ruins nestle among floral displays and leafy paths. The town centre buzzes with café culture and colourful boutiques, offering a warm and welcoming atmosphere.

With excellent rail and road links, commuting to London or Cambridge is effortless. Stansted Airport is approximately an hour's door-to-door journey, making international travel equally convenient. Whether you're drawn by the town's rich history, modern amenities, or its unique blend of old and new, this property offers a rare opportunity to enjoy the best of East Anglia.

Directions

From the Angel Hill proceed through Mustow Street onto Eastgate Street, where the entrance to Unicorn Place will be found on the left-hand side.

3 What Words ///thundered.update.celebrate

- Immaculately Presented
- Stunning Kitchen/Dining Room
- 2 Bathrooms and Separate WC
- First Floor Living Room
- Light and Airy
- Landscaped Low Maintenance Garden
- Integral Garage
- Popular Town Location
- Quiet residential location

Services

Mains gas, electric water and drains are connected.

Council Tax: West Suffolk Band: C

Broadband speed: 1000 mbps available (Source Ofcom)

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

Flood Risk: Very low





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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