



**Raingate Street, Bury St. Edmunds**

**Sheridans**







# Raingate Street, Bury St. Edmunds IP33 2AR

Guide Price £320,000

Set within just a short walk from the town centre and having been significantly improved by the current owner this modern and spacious semi-detached home, built in 1997, with fresh and modern décor this property offers light and airy accommodation, with off-road parking and a low maintenance rear garden.

This charming semi-detached house occupies an excellent position with the town centre and Abbey gardens in one direction and Nowton Park, countryside walks in the other. The well-proportioned accommodation is further complemented by a charming partly-walled south-west facing low maintenance garden.

The accommodation in brief comprises; the front door and welcoming entrance hall with stairs rising to the first floor. A useful cloakroom with WC and wash hand basin. The sitting room is bright and spacious with double doors that lead out to the south facing garden. The kitchen/breakfast room is divided into two areas. The kitchen has having an extensive range of matching fitted units and worktops with integrated single drainer sink unit and mixer tap over. Integrated appliances include a full height fridge/freezer, electric oven, Neff microwave, washing machine, 4-ring gas hob and extractor fan over. The other end of the room is area with room for a dining table.

Upstairs, a generous landing with airing cupboard with shelves for extra storage and loft space and doors to three bedrooms. The bathroom is a modern suite with corner shower, hand basin with storage under and wc.

## Outside

The charming, partly walled rear garden is one of the property's most attractive features, enjoying privacy and a south-west facing aspect that takes advantage of the afternoon/evening sun. The owner has added a quality timber outbuilding recently offering a multitude of uses. Off road parking.

## Location

The house is situated within easy reach of the historic 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.

The market town, with its impressive produce market every Wednesday and Saturday, is nestled in the heart of Suffolk. It is known for the Abbey Gardens, a ruined abbey right in the town centre. Bury is a very popular destination for locals and tourists to the area. Visit the old side of the town to see the Cathedral in all its glory, the medieval quarter of the town and the Abbey Gardens itself, or browse the newer side of the town to discover its large assortment of shops, restaurants and entertainment centres.

## Directions

When proceeding from the town centre along Crown Street, at the top of the road bear left into Honey Hill. Follow the road straight down and bear right into Raingate Street, where the property will be found a short distance further on the left just after the police station.

## Services

- Semi-detached house
- Walking distance to town
- South facing garden
- Three bedrooms
- Off road parking for two vehicles
- Downstairs cloakroom
- Sitting room
- Kitchen/breakfast room

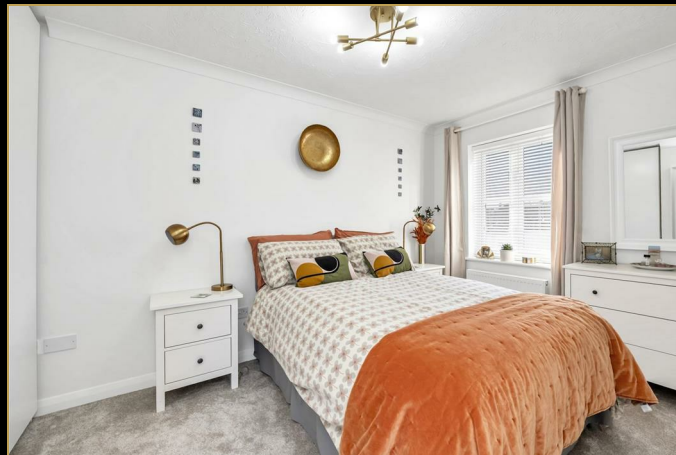
All mains services being gas, electric, water and mains drains are connected.

Council Tax: West Suffolk Band: C

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

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

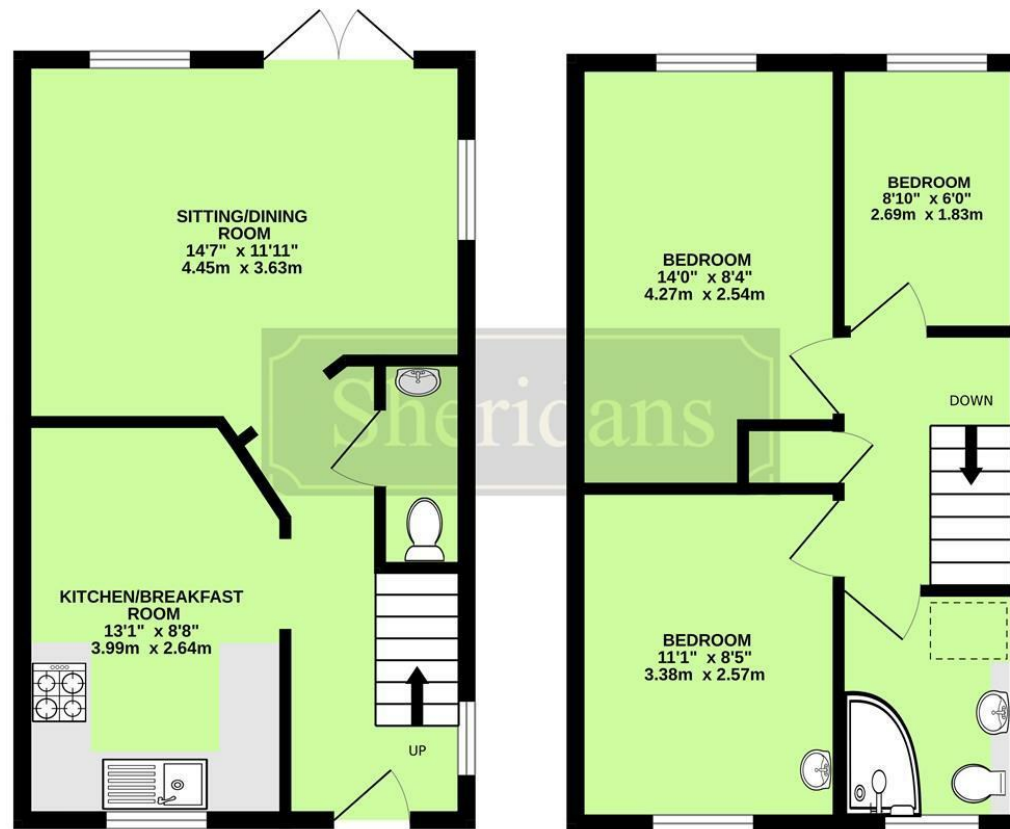
Flood Risk: Very Low Risk



## GROUND FLOOR

## 1ST FLOOR

TOTAL FLOOR AREA: 747sq.ft. (69.4 sq.m.) approx.  
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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