



High Baxter Street, Bury St. Edmunds

Sheridans



High Baxter Street, Bury St. Edmunds IP33 1ES

Offers Over £500,000

In the very heart of the town centre, sits this three storey modern townhouse with garage and no onward chain.

This attractive red-brick home is offered chain free, making it an appealing proposition for a wide range of discerning buyers, particularly those seeking a lock-and-leave lifestyle in a highly convenient central location. Behind its traditional exterior lies a surprisingly generous interior, extending to over 1,700 square feet and thoughtfully arranged across three floors. From the covered storm porch, the front door opens into a welcoming entrance hall that immediately sets the tone - bright, well-kept and practical. From here, there is access to a cloakroom, the integral garage and the standout feature of the ground floor: a superb open-plan kitchen and dining space. Recently remodelled, the kitchen has a clean, contemporary feel, with sleek fitted cabinetry, quality worktops and a full range of integrated appliances including eye-level double oven and ceramic hob with integral extractor. Under-cabinet lighting adds a subtle modern finish, while tiled flooring with underfloor heating runs throughout, creating a comfortable and cohesive living space. At the far end, bi-fold doors open directly onto a sheltered private courtyard - an easy, low-maintenance outdoor area ideal for morning coffee or summer evenings. A discreet utility cupboard ensures everyday practicality is neatly tucked away.

On the first floor a spacious sitting room enjoys excellent natural light through a sash-style window, with French doors opening onto a Juliet balcony. Bespoke floor-to-ceiling cabinetry provides both character and useful storage, giving the room a refined, tailored feel. Also on this level is a well-proportioned double bedroom with fitted wardrobes, served by a stylish Jack and Jill bathroom

On the top floor, two further well proportioned bedrooms continue the sense of space. The principal bedroom features sash-style windows and fitted wardrobes, while the second bedroom benefits from French doors opening to a further Juliet balcony overlooking the rear. Between them sits a well-appointed bathroom with bath and separate shower cubicle, also configured for Jack and Jill access. A landing cupboard houses the boiler and hot water

cylinder, with loft access provided via a folding ladder.

Blending modern finishes with a practical layout and an unbeatable central location, this townhouse offers a rare combination of convenience and comfort - ideal for those wanting to be at the centre of town life without compromising on space.

Outside

The property benefits from an integral garage — a rare advantage in such a central location — and a low-maintenance rear courtyard space perfect for bistro table and chairs.

Location

High Baxter Street occupies a superb and most convenient town centre setting only a few yards from Marks and Spencers, Abbeygate Street and all the excellent range of schooling, shopping and cultural facilities the historic cathedral town of Bury St Edmunds has to offer.

Bury St Edmunds is a picturesque, thriving market town which brings together the old and the new. The town benefits from 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 and the ruins of the Abbey of St Edmund.

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 and the Abbey Ruins themselves, or browse the newer side of the town to discover its large assortment of shops, restaurants and entertainment centres.

Directions

(On foot) From Sheridans office proceed north along Whiting Street and turning right into Abbeygate Street, take the turning on the left into High Baxter Street where number 26 will be found a short distance further on the right hand side.

Services

- CHAIN FREE
- Town centre location
- Spacious townhouse - versatile accommodation
- Well proportioned bedrooms
- Two bath/shower rooms
- Garage
- Courtyard space
- Close to amenities and a stones throw from M&S!

Mains water, electricity, gas and drainage.

Council Tax: West Suffolk Band: E

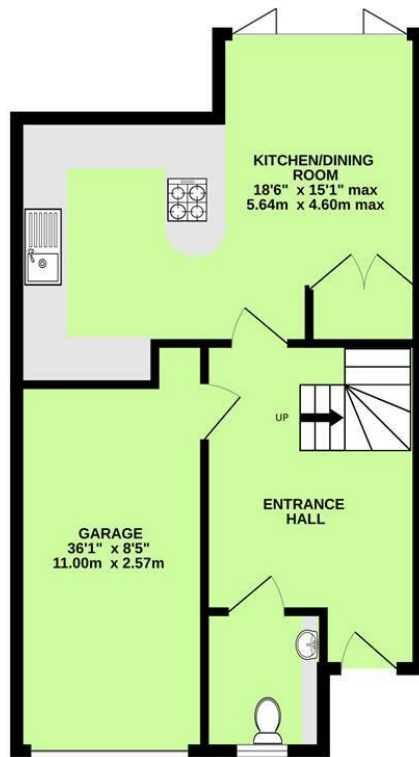
Broadband speed: Up to 275 mbps available (Source Ofcom)

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

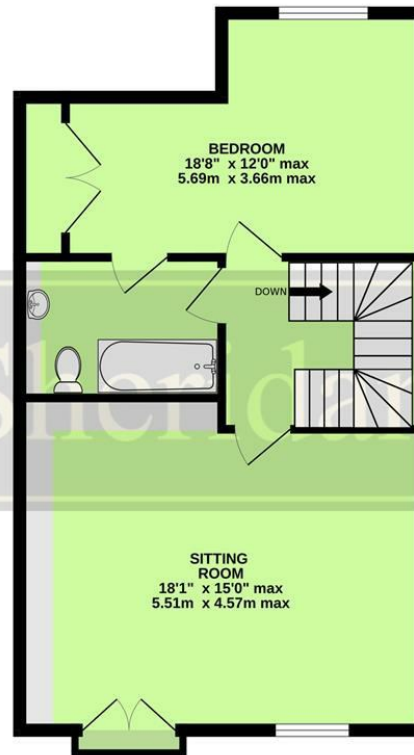
Flood Risk: Very Low Risk (Source gov.uk)



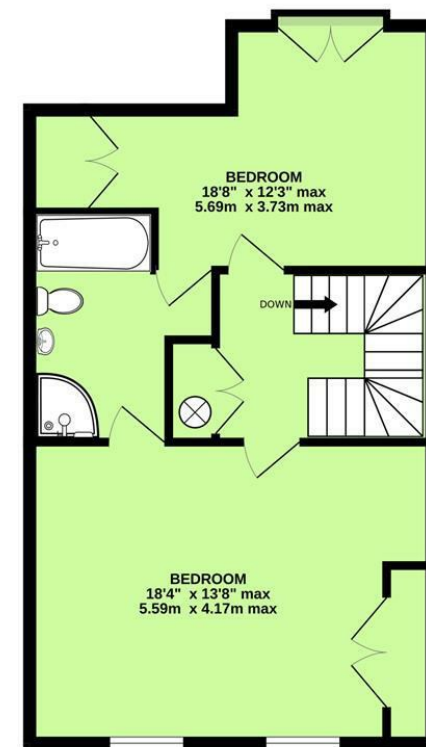
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1737sq.ft. (161.4 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.

Sheridans Estate Agents

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