



Stephenson Place, Bury St. Edmunds

Sheridans



Stephenson Place, Bury St. Edmunds IP32 6BF

Guide Price £495,000

Stylish four bedroom town house with parking in highly regarded town setting.

The property offers a surprising level of accommodation, with excellent proportions including high ceilings throughout creating a feeling of light and space. The property benefits from no onward chain.

On the ground floor, the spacious entrance hall with cloakroom off, leads to a good sized dining room/ study and to the lovely spacious kitchen/breakfast room which leads into the garden room, overlooking the delightful rear gardens. There is also the benefit of a useful utility room off the kitchen area.

On the first floor, there is an elegant sitting room with fireplace and Juliette balcony. The large principal bedroom features built in wardrobes, an en suite shower room and two pairs of french doors open on to a south facing balcony.

On the second floor, there are two further double bedrooms, a good sized single bedroom and a family bathroom. The landing features a good sized storage cupboard and a separate airing cupboard.

Outside

The enclosed rear gardens have been landscaped and have been designed for ease of maintenance. With paved

patios and a range mature shrubs, the garden provides the perfect place for a glass of wine and alfresco dining. There is the benefit of two allocated parking spaces to the rear of the house.

Location

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.

The property occupies a prominent setting situated amongst other superior homes in this highly regarded location located just off a striking tree lined avenue. Bury St Edmunds town centre is within a short walk and provides an excellent range of everyday facilities, with convenient access to the A14 linking the east coast ports, Cambridge and London via the M11 motorway.

Directions

From the town centre proceed along Northgate Street, proceeding straight across the Northgate roundabout onto Fornham Road. Turn left into Avenue Approach and at the top of the road, turn left into Northgate Avenue. Take the next right into Stephenson Place, where the property will be found further on the right.

- Spacious modern four bedroomed townhouse
- Excellent proportioned rooms with high ceilings throughout
- Well equipped kitchen/breakfast room
- Separate utility room
- Elegant first floor sitting room
- Dining room/snug
- Principal bedroom with en-suite and south facing balcony
- Three further bedrooms
- Family bathroom, cloakroom
- Enclosed landscaped garden, two parking spaces

Services

All mains services are connected. Gas fired radiator central heating.

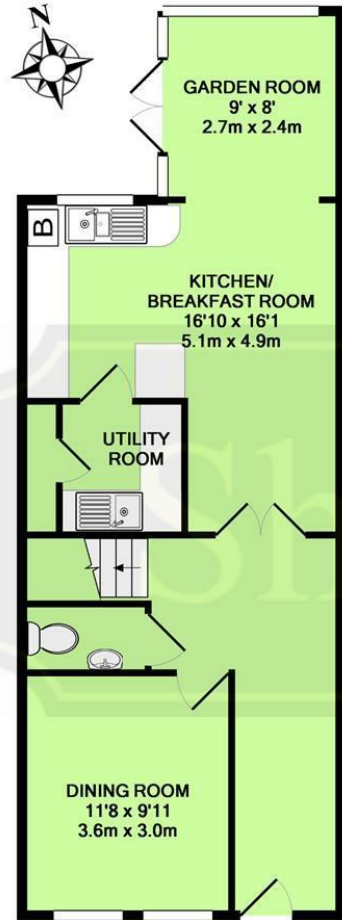
Council Tax: West Suffolk Council Tax Band E
Broadband speed: Up to 5500 mbps available (Source Ofcom)

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

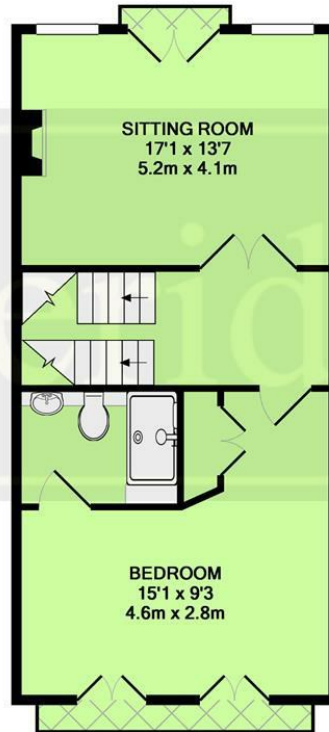
Flood Risk: Very low

Is there an amount each year for maintenance of communal areas on the development please??

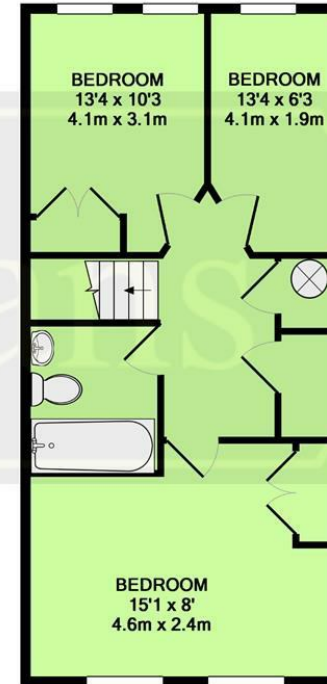




GROUND FLOOR



1ST FLOOR



2ND FLOOR

TOTAL APPROX. FLOOR AREA 1808 SQ.FT. (168.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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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