

# 29 Eastgate Street - Guide Price £500,000

Bury St. Edmunds IP33 1YQ

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Estate & Letting Agents



*"Consistently providing outstanding service to our clients"*

## Features

- VICTORIAN 4 BEDROOM HOUSE CLOSE TO THE TOWN CENTRE
- CLOSE WALKING DISTANCE TO TENNIS COURTS & ABBEY GARDENS
- 2 EN SUITES AND FAMILY BATHROOM
- FULLY FITTED KITCHEN WITH UTILITY ROOM
- LOW MAINTENANCE ENCLOSED GARDEN WITH STORAGE
- 2 WELL PROPORTIONED RECEPTION ROOMS
- FIRST FLOOR OFFICE/DRESSING ROOM
- NEWLY REFURBISHED THROUGHOUT
- GAS RADIATOR HEATING & DOUBLE GLAZING
- CALL US NOW TO BOOK YOUR VIEWING



## The Property

Nestled on Eastgate Street on the eastern side of the charming town of Bury St. Edmunds, this exquisite Victorian semi detached house offers a perfect blend of classic elegance and modern convenience. Recently refurbished to a high standard, this property boasts four spacious bedrooms, including an office/dressing room and two well-appointed en suites, ensuring ample space for family and guests alike. The property is located in a Conservation Area to preserve the appearance and history.

The ground floor features three inviting reception rooms, ideal for both entertaining and relaxing. The high-end fitted kitchen is a true highlight, equipped with modern appliances and a utility room that adds to the practicality of the home. Each room has been thoughtfully designed to create a warm and welcoming atmosphere, making it easy to envision your life here.

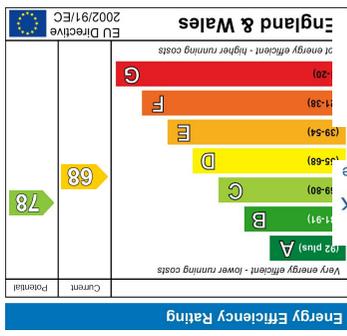
The property also includes three stylish bathrooms, providing comfort and privacy for all residents. Outside, the low maintenance garden offers a serene retreat, complete with storage solutions to keep your outdoor space tidy and organised.

The property is conveniently close to the vibrant amenities of Bury St. Edmunds. With its blend of period charm and contemporary finishes, this Victorian house is a rare find and presents an excellent opportunity for those seeking a stylish and comfortable family home.





These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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TOTAL FLOOR AREA : 170.1 sq.m. (1831 sq.ft.) approx.

