

Out Risbygate, Bury St. Edmunds

Sheridans






CREAM



Out Risbygate, Bury St. Edmunds IP33 3RQ

Guide Price £525,000

This fabulous extended three bedroom Victorian town house with high ceilings features a stunning luxury high quality kitchen, has been beautifully restored and updated to a faultless standard, resulting in a home of great personality whilst combining a real feeling of period elegance with a contemporary twist.

The front aspect formal sitting room benefits from a central feature fireplace with a recently fitted log burner as well as two large front aspect sash windows. Undoubtedly in our opinion one of the main features of this wonderful house is the luxury kitchen/dining/family room extension which accommodates an attractive high quality kitchen with a multitude of built-in eye and base level units complemented by high quality attractive and tastefully chosen work surfaces. The open plan area features bi-fold doors opening onto the substantial terrace and mature south facing garden as well as a half vaulted ceiling with a sky light that brings in natural light into the space making it feel even more impressive. Beyond the dining area is a downstairs shower room which is also a useful utility room with plumbing for washing machine, space for tumble dryer and a tall hoover/ironing board/broom cupboard being built in. The cellar is full height with power, facility for connection to central heating and has a natural light source.

The master bedroom is at the rear of the house overlooking the garden with a new double glazed sash window and features an original Victorian fireplace as well as built in cupboards/wardrobes. The front aspect bedrooms are also double rooms. It is worth noting that all four original front aspect sash windows have been professionally re-furbished with bespoke secondary glazing fitted.

Outside
Another lovely feature of this fabulous home is the good sized attractive south facing garden which is laid mainly to lawn with a large range of mature shrubs and bushes as well as some recently planted trees, giving a good degree of privacy and seclusion. At the end of the garden there is a useful timber shed. Adjacent to the rear of the house is a generous sized recently laid Sandstone terrace which is ideal for al-fresco dining, entertaining friends and family. Permit parking is available.
NB It is worth noting that there is a separate useful passageway from the rear through to the front of the house with room for bin storage.

Location
The property is perfectly situated in a quiet area only 5-10 minutes walk from the historic town centre. It is close to well-regarded schools and sports facilities, and uniquely independent shops (as well as well known high street stores, and including a Waitrose supermarket just a short walk away), and the beautiful parks, cinemas, theatres and restaurants for which the town is famously known as the 'jewel in the crown of Suffolk'. The house is close to everything that gives Bury its distinct reputation for bringing together the best of old and new, with its rich history and its broad range of venues for dining, shopping and relaxing. These include an impressive fresh produce market every Wednesday and Saturday . The town is renowned for its beautiful Cathedral and for the leafy and floral Abbey Gardens with its impressive medieval ruins, all just a short stroll down from the colourful boutiques and cafe culture of the town centre.

It is easy to see why people want to settle in Bury and make it their home. This property is close to the excellent rail and road networks which make London and Cambridge easily commutable, along with giving access to the fine range of town, country and coastal destinations of East Anglia. Additionally. for international destinations, Stansted Airport is only about an hour's door-to-door journey from the house.

Directions
From the town centre proceed west along Risbygate Street and straight over the roundabout onto Out Risbygate Street. Proceed for approximately 250 metres where number 3 can be found on the left-hand side.
https://what3words.com/assurance.backhand.hang

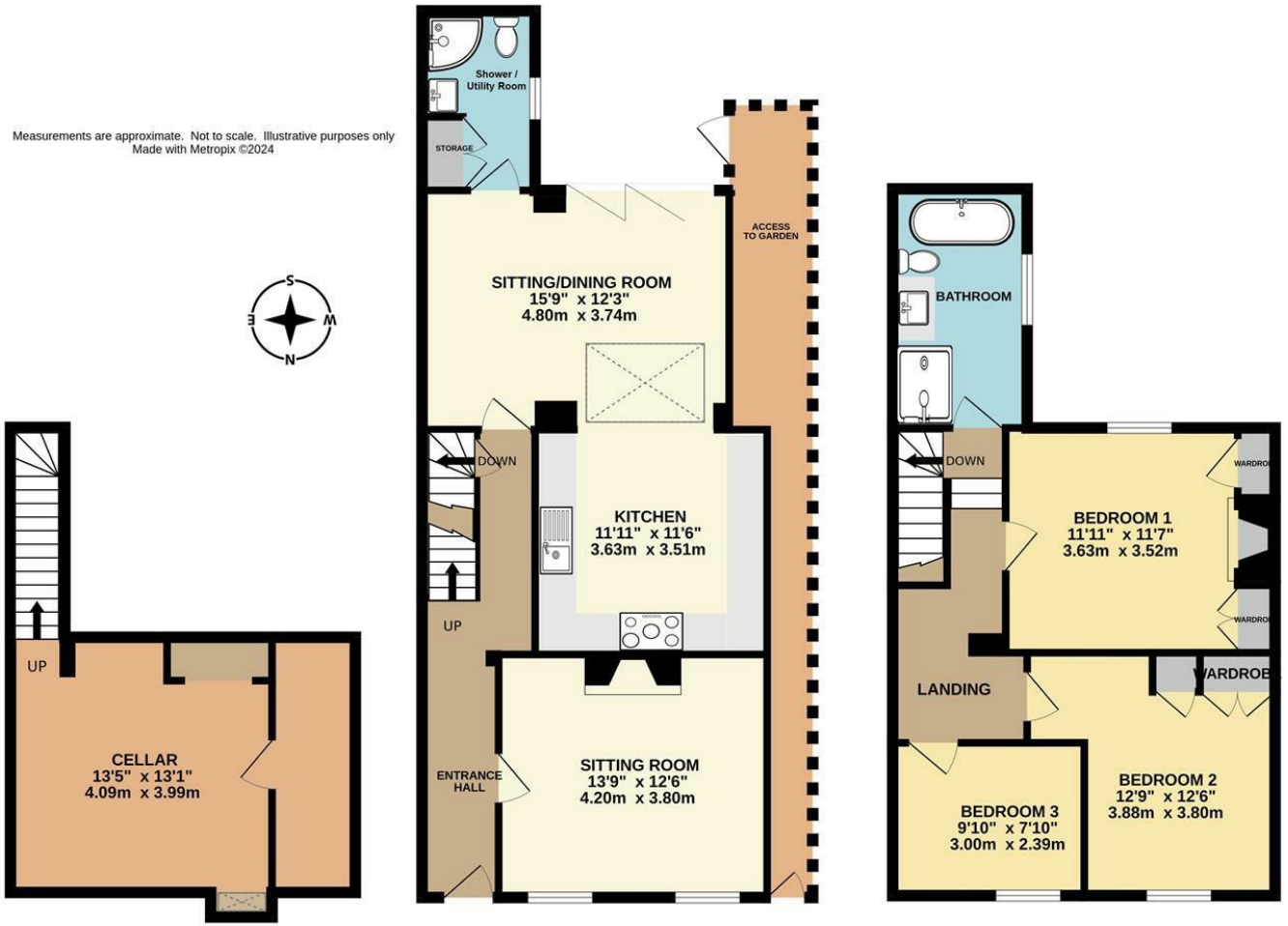
Services
Mains electricity, gas, drainage and water. Heating - Gas boiler & Log burner
Council Tax: West Suffolk Band: C
Broadband speed: Up to 1000 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: Surface Warer - Ask Agent for deails. Rivers & The Sea - Low Risk.
EPC Rating: E.

- Walking distance of the town centre.
- Imposing three bedroom period home.
- Extended and improved to an extremely high standard.
- Spacious open plan kitchen, lounge and dining room.
- Stylish recently fitted kitchen with a comprehensive range of work units.
- Beautifully presented front aspect sitting room with feature fireplace and large windows.
- Ground and first floor bathrooms.
- Three tastefully decorated first floor bedrooms.
- Useful cellar.
- Good sized south facing rear garden.









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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The Property Ombudsman

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