

Northgate Street, Bury St. Edmunds

Sheridans









Northgate Street, Bury St. Edmunds IP33 1HP

Guide Price £547,500

Occupying a prominent position within one of Bury St Edmunds' most sought-after and historic streets, this charming period townhouse offers beautifully proportioned accommodation arranged over three floors, complemented by a secluded courtyard garden and detached garage.

Rich in character and enjoying an attractive mix of traditional brick and flint elevations, the property displays many of the qualities associated with the town's historic architecture whilst providing practical accommodation extending to approximately 1,690 sq.ft.

The ground floor centres around two generous reception rooms, with the sitting room providing a comfortable everyday living space and the impressive dining room offering an excellent setting for entertaining. The rooms enjoy excellent proportions and a natural flow, creating a wonderful balance between formal and informal living. Beyond lies the kitchen together with a ground-floor bathroom and useful ancillary space.

Arranged over the upper floors are four particularly well-proportioned bedrooms. The principal bedroom is an especially impressive room extending to almost 20ft in length and enjoys a charming bay window, then a second substantial bedroom and shower room occupy the first floor. The top floor provides a further large double bedroom with extensive fitted storage, creating an ideal guest suite, home office or principal retreat and a single bedroom.

Outside
Outside, the property continues to impress. To the rear, a delightful walled courtyard garden provides a private and sheltered setting for outdoor dining and entertaining. Mature planting softens the space, creating an attractive and established environment within the heart of the town. A detached garage offers valuable storage and parking, an increasingly rare commodity in such a central location.

Location
Bury St Edmunds is one of Suffolk's most sought-after market towns, combining historic charm with excellent modern amenities. Renowned for its Cathedral, vibrant cultural scene, theatres, cinemas, restaurants and attractive green spaces, the town offers an outstanding quality of life. A traditional market operates twice weekly, complemented by a wide range of independent shops, cafés and national retailers.

The town benefits from excellent schooling, a strong community atmosphere and superb transport links, with easy access to Cambridge, Ipswich and beyond via the A14, as well as regular rail services.

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 Angel Hill Turn left at the traffic lights into Northgate Street and the property can be found on the right hand side.

- Attractive period townhouse in a prime town-centre setting
- Characterful brick and flint elevations
- Approximately 1,690 sq.ft of accommodation
- Four generous bedrooms arranged over three floors
- Two substantial reception rooms
- Kitchen and ground floor bathroom
- First floor shower room
- Enclosed courtyard garden with mature planting
- Detached garage
- Walking distance to Abbey Gardens, town centre amenities and railway station

Services
Mains electricity, water and drainage are connected. Gas fired radiator central heating
Council Tax: West Suffolk. Band: D
Broadband speed: Up to 1800 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: Low Risk









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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