



Risbygate Street, Bury St Edmunds

Sheridans



Risbygate Street, Bury St Edmunds IP33 3AL

Guide Price £895,000

Tucked away within an exclusive and highly regarded gated development right in the very heart of the town, this exceptional townhouse offers over 2,400 sq.ft. of beautifully arranged accommodation, combining impressive proportions with a versatile layout ideally suited to modern family life.

Set behind a generous private driveway providing ample parking and access to a large integral garage, the property immediately conveys a sense of space and quality. Once inside, the welcoming reception hall has a door to the double garaging and leads through to a superb open-plan kitchen, dining and family room extending to over 32 feet in length. Designed as the heart of the home, this wonderful space is flooded with natural light and provides an effortless setting for both everyday living and entertaining. Contemporary cabinetry, extensive work surfaces and a central island create a stylish and practical environment, whilst doors open directly onto the enclosed rear garden.

A separate study offers an ideal home office, together with a utility room and cloakroom completing the ground floor accommodation.

Arranged over the upper floors, the bedroom accommodation is both generous and flexible. The first floor incorporates an elegant sitting room measuring over 20 feet in length, enjoying access to a private balcony and providing a wonderful retreat away from the main living spaces below. Three further bedrooms are served by a family bathroom and separate shower room.

Occupying the entire second floor, the principal bedroom suite is undoubtedly a standout feature. Extending to over 30 feet in length, this remarkable room provides an abundance of space with direct access to a private balcony, creating a peaceful sanctuary from which

to enjoy elevated views across the surrounding area. A spacious en suite bathroom with bath and walk in shower, completes this luxurious floor.

Outside

The property is approached through a pair of electric operated gates serving this small exclusive development and leads directly to the off road parking right in front of the house. An electric double roller door, leads to the integral double garage which is an extremely rare feature for a house right in the town centre. The south facing rear garden has been attractively landscaped to create a low-maintenance and private setting, with a paved terrace ideal for al fresco dining and entertaining, complemented by well-tended planting and lawned areas. The combination of outdoor space, multiple balconies and substantial internal accommodation makes this a particularly rare opportunity within such a central location.

Location

The property enjoys a private yet central position in the heart of the town. Bury St Edmunds is a picturesque, thriving market town which brings together the old and the new. The town boasts 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, 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.

Directions

When proceeding towards the town centre along Risbygate Street,

- Exceptional townhouse extending to approximately 2,400 sq.ft.
- Impressive 32ft open-plan kitchen/dining/family room
- Elegant first-floor sitting room with balcony
- Four bedrooms arranged over three floors
- Magnificent principal bedroom suite occupying the entire second floor
- Family bathroom and separate en-suite shower room
- Study/home office
- Large integral garage and extensive driveway parking
- South facing gardens and two private balconies
- Exclusive central development in the heart of Bury St Edmunds

turn right towards Lacy Scott Auction rooms, and the gated entrance to the development, will be found on the left hand side. Proceed through the gates and the property is the last on the right, with parking directly in front.

Services

All mains services are connected. Under floor heating. Gas fired central heating.

Council Tax: West Suffolk Band: B

Broadband speed: Up to 1800 mbps available (Source Ofcom)

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

Flood Risk: No risk



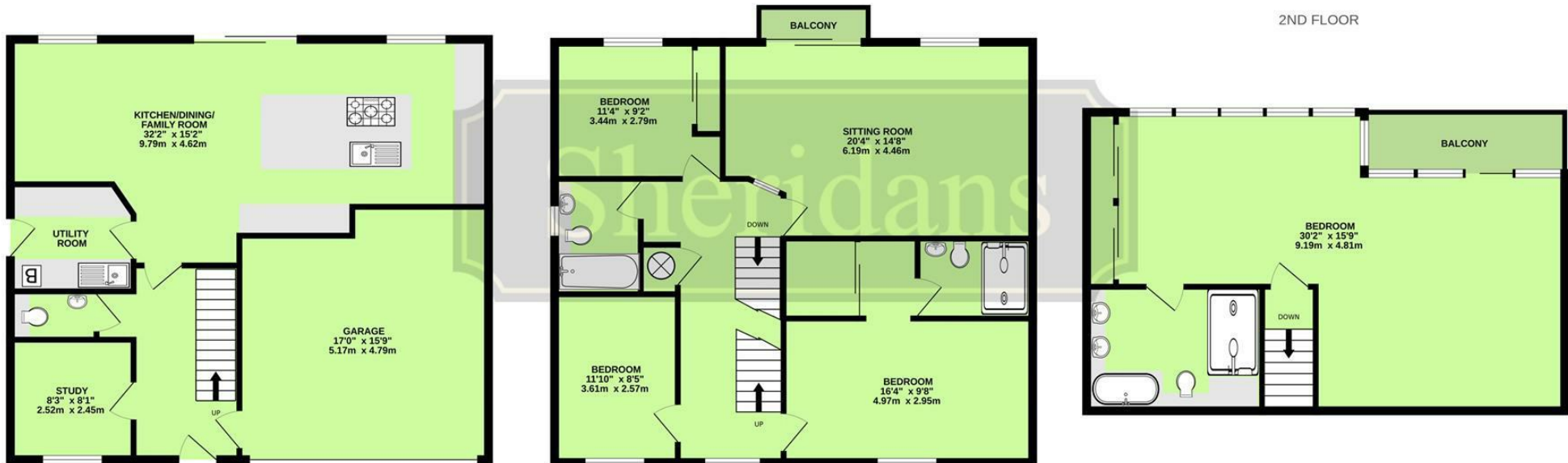
GROUND FLOOR



1ST FLOOR

TOTAL FLOOR AREA : 2401 sq.ft. (223.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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2ND FLOOR



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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