



Out Northgate, Bury St. Edmunds

Sheridans



Out Northgate, Bury St. Edmunds IP33 1JQ

Guide Price £425,000

Built in circa 1880, this attractive traditional brick terraced home with a tiled roof is set behind a pretty front garden, featuring a low retaining wall, gravelled area and a selection of specimen plants, creating an appealing first impression. Further benefits include UPVC double glazing, gas central heating, and a high-specification finish throughout. The property has been much improved over the years and is presented in excellent decorative order.

The new composite front door opens into a welcoming entrance hall with Karndean flooring and stairs rising to the first floor. The elegant sitting room, also finished with Karndean flooring, benefits from a UPVC sash-style bay window, allowing an abundance of natural light. A fireplace with cast grate and painted wooden surround adds further character and charm. The separate dining room is a versatile space and includes a working fireplace with space for a wood-burning stove and enjoys views over the rear garden. This room flows into a well-appointed kitchen fitted with a range of modern units, extra deep solid oak work surfaces, a classic Belfast sink, Fired Earth handmade floor tiles and range cooker with stainless steel extractor hood. With space for a fridge/freezer and a dishwasher. Off the kitchen is a lobby with French doors opening onto the garden, providing an ideal space for coats and shoe storage. There is also a useful integrated cupboard, a utility area with additional worktop space and plumbing for a washing machine and a traditional-style cloakroom. From the dining room, stairs lead down to a converted cellar room, currently used as bedroom three with wood effect hard flooring and window to front, also with a feature arch chimney breast with fitted shelves.

To the first floor, the landing gives access to two well-proportioned bedrooms, both retaining attractive period features, with exposed wooden floorboards and filled with natural light. These are served by a stylish, spacious bathroom comprising a classic roll-top bath and separate shower cubicle, with a heated towel rail and floor to ceiling storage cupboards. The landing also has a large storage cupboard.

Attic Room

A further useable loft area, accessed via a staircase off the landing, provides an additional space, currently used as a guest bedroom, with Velux-style window and useful eaves storage. Also with a feature arch chimney breast with shelving, integrated wardrobe with shelved storage cupboard.



Outside

Externally, a particular highlight of the property is the beautifully landscaped, fully enclosed rear garden. Designed for both relaxation and entertaining, it features newly installed wooden decking with a wooden pergola draped in mature climbing plants, ideal for alfresco dining. The garden also includes an abundance of established planting, a central water feature, and a Indian sandstone patio area for ease of maintenance. Outside lights and tap. A large log store, a discreetly positioned garden shed provides useful storage, and a rear gate offers access to parking at the back of the property.

Directions

From Bury St Edmunds town centre, proceed north along Northgate Street. At the roundabout, take the 2nd exit onto Out Northgate where the property can be found on the right hand side.

Location

Out Northgate is a widely regarded and sought after residential address, forming one of the principal approaches into Bury St Edmunds. The property is ideally positioned within a short walk of the mainline railway station and the historic town centre, making it particularly appealing to commuters. Bury St Edmunds is a perfect blend of town and country being celebrated as the "jewel in the crown of Suffolk", offering an exceptional range of amenities including independent boutiques, high street stores, a nearby supermarket, excellent schools and sports facilities, along with renowned restaurants, theatres, cinemas and parks. The town's rich heritage is evident in its magnificent Cathedral and the beautiful Abbey Gardens with their medieval ruins, all easily accessible from the property, alongside the vibrant twice weekly market and year round cultural events. The location also benefits from easy access to the A14, providing excellent road links both east and west, with London and Cambridge readily commutable by road or rail. For international travel, Stansted Airport lies approximately an hour away, offering further convenience.

Services

All mains services electric, gas, water and drainage are connected. Gas fired central heating. With combi-boiler.



- Immaculately presented
- Versatile accommodation
- Finished to high specification
- Bay fronted sitting room
- Well proportioned bedrooms
- Converted cellar room
- UPVC double glazing
- Landscaped gardens
- Easy access to town centre and train station

Council - West Suffolk Tax band B

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

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



GROUND FLOOR

TOTAL FLOOR AREA : 1335sq.ft. (124.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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1ST FLOOR



2ND FLOOR

BASEMENT



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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