

Beech Rise, Bury St. Edmunds

Sheridans






BREAD



Beech Rise, Bury St. Edmunds IP33 2QE

Guide Price £350,000

A delightful cottage originally dating back to the early 19th century with some impressive high ceilings and period features as well as possessing a lovely warm ambience. Combining characterful accommodation with the rare advantage of a private courtyard garden/parking and useful cellar storage this wonderful home is just a short walk to the town centre from the south side of town.

This spacious property offers well-proportioned accommodation arranged over three floors. A welcoming reception hall provides access to the principal rooms and staircase, whilst the generous sitting room enjoys attractive proportions and an abundance of natural light. To the rear, the kitchen overlooks and opens onto the enclosed and extremely private courtyard garden, providing an excellent space for daily living and entertaining which can also be used for secure off road parking behind substantial double gates.

The first floor comprises three bedrooms, served by a family bathroom, with the principal bedroom occupying an impressive position to the front of the property. Bedroom two has a en-suite toilet.

Outside
A particular feature of the home is the charming enclosed courtyard garden. Screened by mature planting and high walls, the space provides a wonderful degree of privacy and a peaceful setting for outdoor dining and relaxation. In addition, a substantial cellar offers excellent storage and potential for a variety of ancillary uses. There is a parking space to the side of the property with gates in front for privacy.

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.

- Charming period cottage
- Three bedrooms
- Generous sitting room
- Kitchen overlooking courtyard garden
- Family bathroom
- Useful cellar storage
- Private enclosed courtyard garden/parking with double gates
- Character features throughout
- Short pleasant walk to the town centre

Directions
3 What Words ///circulate.flaked.rolled

Services
All mains services are connected. Gas fired radiator central heating.
Council - West Suffolk Tax Band D.
Broadband speed: Up to 1800 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: Very 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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