



Northgate Avenue, Bury St. Edmunds

Sheridans



A restored 1930s detached house offering luxuriously appointed accommodation in a delightful and secluded town setting. The property enjoys south-facing gardens and a heated swimming pool, all set within approximately 0.45 acres.

Originally built in 1934 of traditional brick construction beneath a plain tiled hipped roof, the house was extensively restored and remodelled to an exceptional standard in 2020. This striking family home features perfectly proportioned rooms, many retaining original character features, and is presented to a superb standard throughout.

Set within private, south-facing gardens ideal for entertaining, the property includes a gated sweeping driveway and a stunning 10-metre heated swimming pool with a top of the range safety cover, a pool house and bespoke outdoor entertaining area.

Offered with no onward chain, the light and airy accommodation is complemented by high-quality finishes and fittings. The original oak entrance door opens into a welcoming reception hall with an oak staircase to the first floor and access to the cloakroom. The triple-aspect sitting room is perfect for relaxing by the fireplace while enjoying views across the gardens. The spacious family room/study includes fitted cupboards, a large bay window to the front, and access to a separate utility room featuring a built-in basin, WC, and quartz worktop.

The stunning "live-in" kitchen/dining room creates an ideal space for entertaining. It features a beautifully fitted kitchen with extensive drawer and cupboard space beneath sleek preparation surfaces. High-quality integrated appliances include twin ovens (with microwave), a built-in coffee machine with warming drawer, wine cooler, two built-in dishwashers, full-height fridge, built-in freezer, and a double sink with boiling hot water and filtered tap. A contemporary-style wood-burning

stove enhances the sitting area, while stylish bi-folding doors flood the space with natural light and open onto the rear gardens.

Upstairs, the generous landing with a large feature window to the rear leads to five comfortable bedrooms. These include a principal bedroom with en suite, guest bedrooms with a Jack and Jill en suite, and a family bathroom with a separate adjoining cloakroom.

#### Outside

The property is approached via electric entrance gates leading to a sweeping driveway with extensive parking and turning space. The gardens, primarily situated to the south side of the house, are mainly laid to lawn and feature a variety of magnificent trees.

To the west of the house lies a splendid purpose-built entertaining area, including an outdoor kitchen, a superb 10m x 5m heated swimming pool with electric safety cover, and a separate pool house with built-in fridge/freezer, pump house, and shower room.

#### Location

The house enjoys a peaceful setting off a no-through lane, just off the highly regarded Northgate Avenue. It is within easy reach of the historic town centre and an excellent range of schooling, shopping, recreational, and cultural facilities.

Bury St Edmunds is a picturesque, thriving market town that blends historic charm with modern amenities. The town offers a wide selection of venues for dining, shopping, and leisure, making it a wonderful place to live, work, and visit.

The town's vibrant produce market takes place every Wednesday and Saturday. Highlights include the Abbey Gardens and the Cathedral, as well as the medieval quarter and a bustling modern centre filled with shops, restaurants, and entertainment venues.

- Restored 1930s family house offering luxuriously appointed accommodation
- Secluded setting off a no-through lane
- South facing gardens with superb outdoor entertaining area
- Sweeping driveway with electric gates
- Heated swimming-pool with pool house
- Triple aspect sitting room
- Fabulous well equipped "live in" kitchen/dining/family room, utility, cloakroom
- Playroom/study
- Principal bedroom with en suite, four remaining bedrooms
- Further Jack & Jill en suite, family bathroom, cloakroom. No onward chain

#### Directions

When leaving Bury St Edmunds town centre along Fornham Road, turn left onto Avenue Approach and proceed to its conclusion where the road meets Northgate Avenue. At this point proceed straight over and through the bollards onto a small lane where the entrance to the house will be found further on the right hand side.

#### Services

All mains services are connected. No onward chain.

Council - West Suffolk Tax band G.

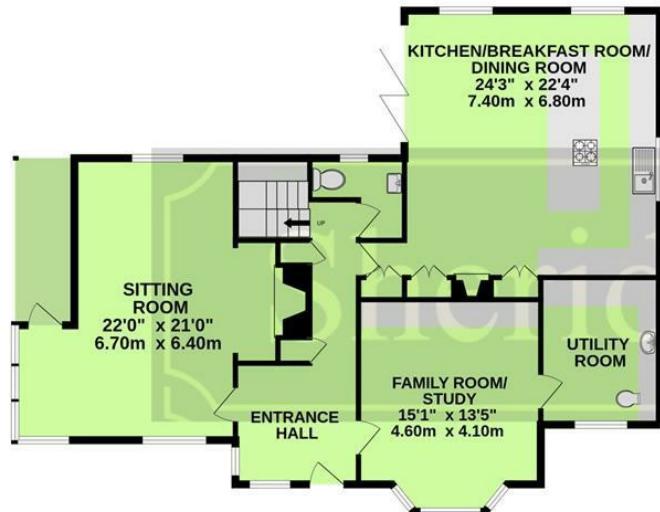
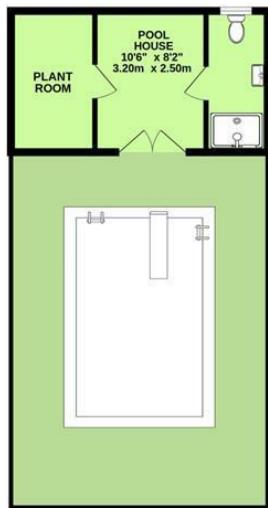
Broadband speed: Up to 1800 mbps available (Source Ofcom)

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

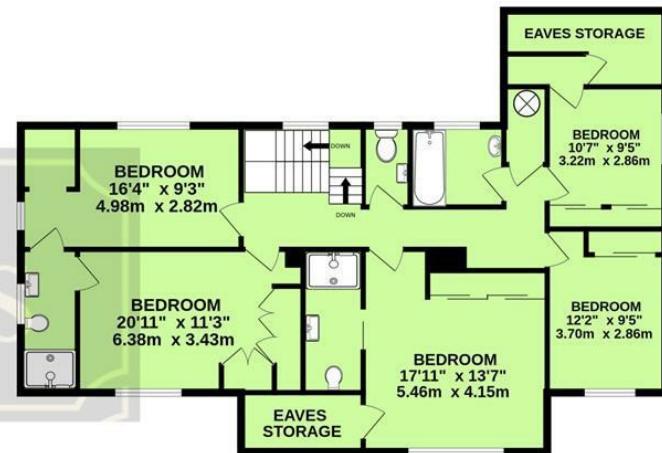
Flood Risk: Very Low Risk



## GROUND FLOOR



## 1ST FLOOR



TOTAL FLOOR AREA : 2626sq.ft. (244.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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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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