

Abbots Gate, Bury St. Edmunds

Sheridans









Abbots Gate, Bury St. Edmunds IP33 2GB

Guide Price £400,000

Immaculately presented modern townhouse within a short walking distance of the town centre offering extremely spacious (approaching 1500 sqft) and flexible accommodation over three floors with a refitted kitchen/breakfast room, three luxury bathrooms, as well as a low maintenance attractive landscaped south facing rear garden, a covered carport and with an additional parking space.

The living accommodation in brief is as follows: Entrance into property via the front door into a deceptively sized hallway which accesses the downstairs cloakroom, the modern refitted and well equipped kitchen with space for a dining table as well as the rear aspect sitting room with a light and airy aspect including French doors opening onto the garden. On the first floor there are three bedrooms, one of which benefits from an en-suite shower room with the other two good sized rooms having the potential to be used as additional reception rooms as well as a separate family bathroom.

On the second floor there is an impressively expansive dual aspect master bedroom suite with built in wardrobes served by its own large shower room with twin wash hand basins.

Outside
To the rear of the house is a thoughtfully laid out, low maintenance, landscaped south facing walled garden with gated access to the parking area. The vendors have recently fitted a quality automated awning system offering shade from the sun or shelter from the rain. There is a covered carport with a tiled pitched roof that provides one space and an additional space in the parking area.

Directions
Heading towards the hospital from the Cullum Road roundabout via Wilks Road. After several hundred yards on the corner turn right on Barons Rd, then take the second right onto Laundry Lane and continue into Abbots Gate and the property can be found on the left hand side.

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.

Services

- Beautifully presented modern townhouse
- Short walking distance to the town centre
- Four good sized bedrooms
- Well proportioned refitted modern kitchen/breakfast room
- Well appointed rear sitting room
- Three bathrooms and downstairs cloakroom
- Low maintenance attractive rear garden
- Carport and allocated parking

Mains electricity, gas, drainage and water. Heating - Gas boiler
Council Tax: West Suffolk Band: E
Broadband speed: Up to 1000 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: No Risk. Surface Water: High Risk (vendors have had no problems in the last 5 years).
EPC Rating: C
Parking: A covered carport and with an additional parking space.









TOTAL APPROX. FLOOR AREA 1485 SQ.FT. (138.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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.

Sheridans Estate Agents

Web: www.sheridans.ltd.uk **Email:** info@sheridans.ltd.uk

Bury St. Edmunds Office
19 Langton Place,
Bury St Edmunds, IP33 1NE
Tel: 01284 700 018

Registered office: Sheridans Limited, 19 Langton Place, Bury St Edmunds, IP33 1NE

Registered in England No. 04461290
VAT Number: 794 915 378

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