



45

Corsbie Close
Bury St Edmunds
Suffolk



Contents.



PART 1	2
<i>Introduction</i>	

PART 2	3-6
<i>Downstairs</i>	

PART 3	7-9
<i>Upstairs</i>	

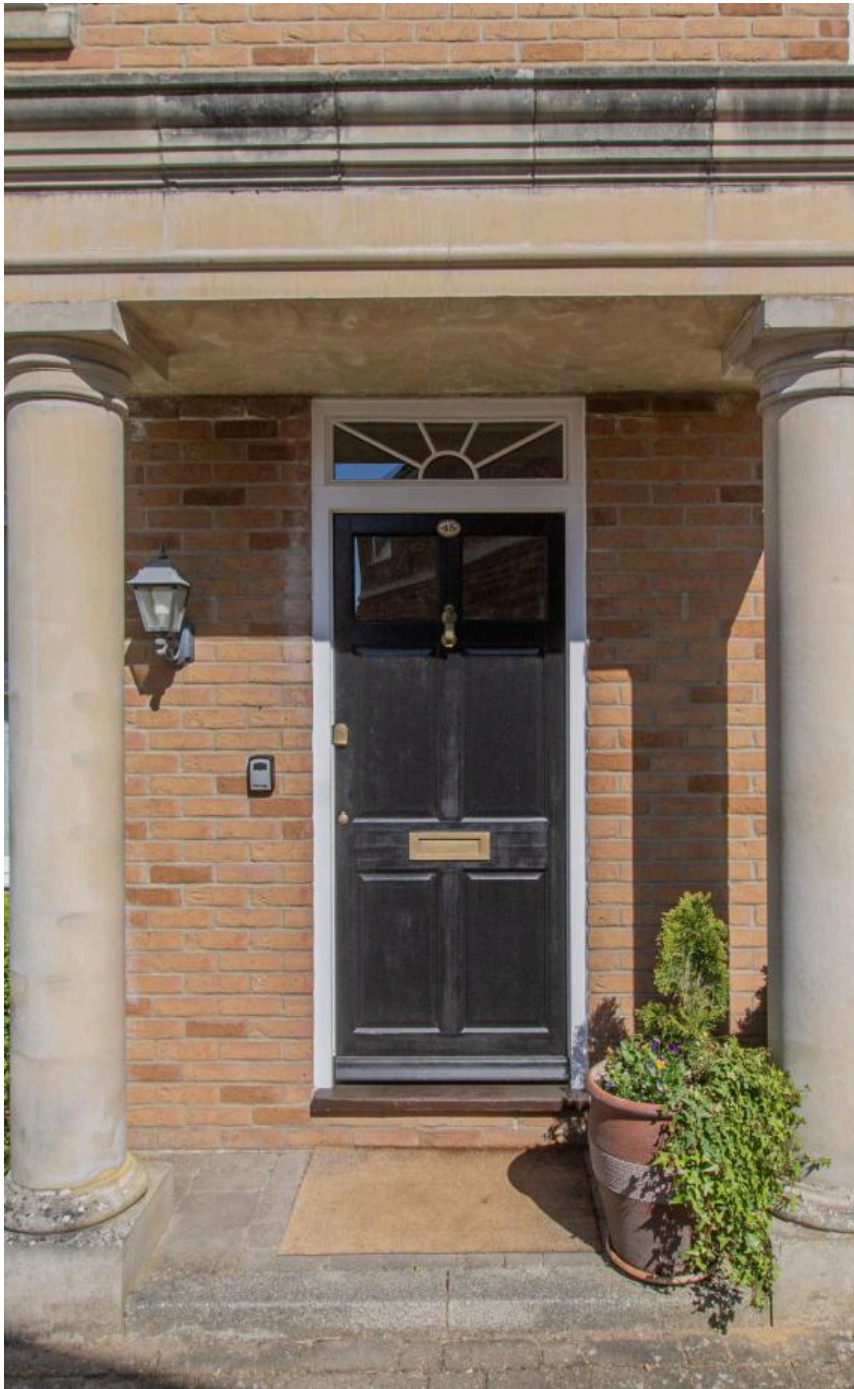
PART 4	10-13
<i>Floorplan, The Great Outdoors & Location</i>	

PART 5	14-15
<i>Provenance & Agent's notes</i>	



Classical architecture, a garden oasis, tucked away within a cul-de-sac setting while only being a stone's throw from the heart of the historic town centre.

- James Sawyer, Director of Whatley Lane



Introduction.

This elegant classically inspired end-of-terrace townhouse with walled garden, allocated parking and garage is tucked away at the end of a cul-de-sac and ideally situated on the fringe of the historic medieval grid in Bury St. Edmunds.

Forming part of an exclusive development adjacent to the water meadows, this elegant townhouse is immaculately presented and occupies an enviable situation on the edge of the town centre. Finished to an exceptionally high standard throughout, the design and construction reflect a traditional building style, reminiscent of Georgian architecture. Behind its impressive symmetrical façade is light, spacious and contemporary accommodation, arranged over three storeys, combined with modern efficiencies. A high level of attention was paid to the specification of the house, which is evident in details such as its high ceilings, decorative mouldings and double glazed sash windows. The current owner in recent years has updated interiors to include a new sleek primary ensuite shower room and contemporary kitchen / breakfast room refurbishment. The substantial accommodation flows seamlessly from the reception hall through the lounge/dining room and French doors to the outside space.

Of particular note is its discreet positioning close to Westgate Street, a recently landscaped low maintenance walled garden with separate gated access for bicycle/bin storage and direct access to a much coveted garage. There is the additional asset of an allocated parking space.

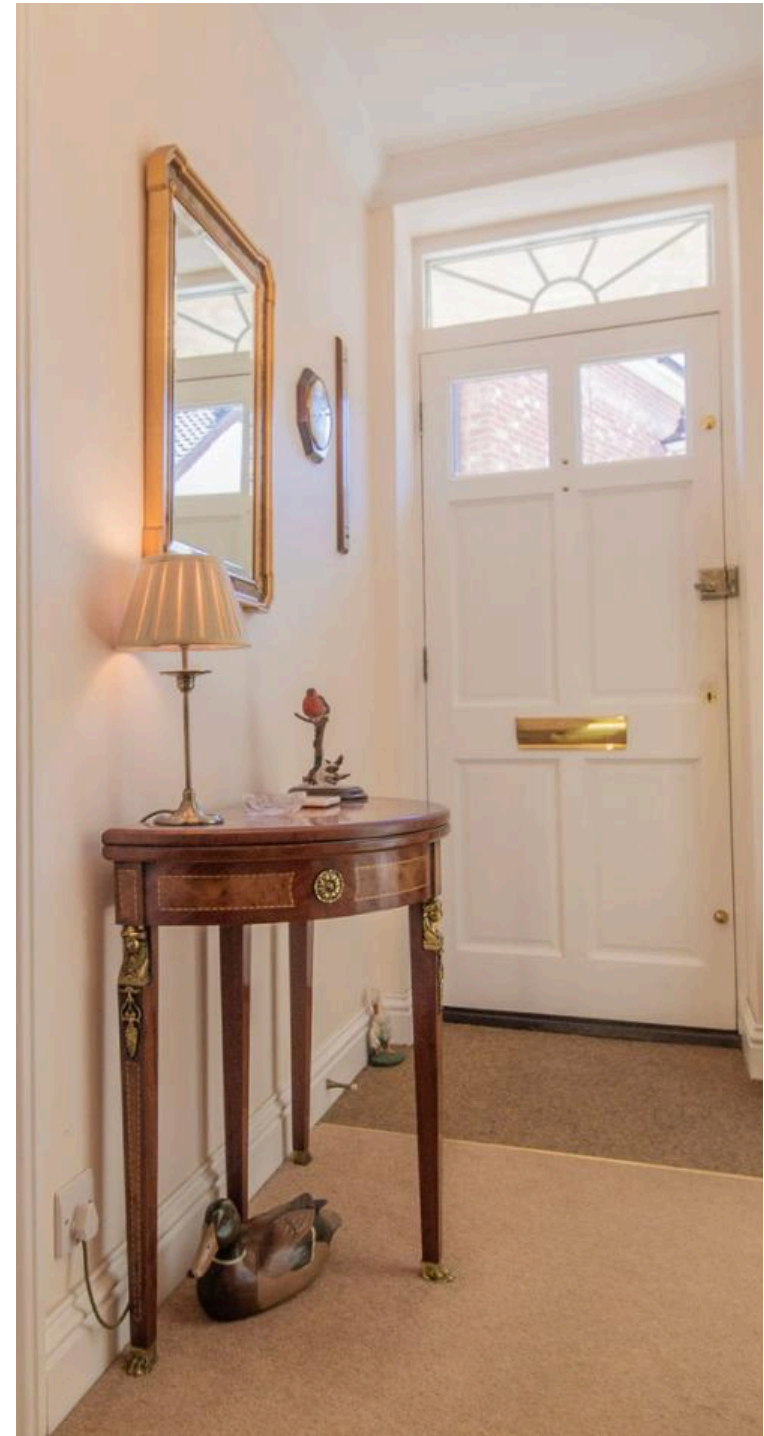
45 Corsbie Close is conveniently located within the historic Cathedral town of Bury St. Edmunds and is situated in a desirable residential enclave on the edge of the town centre. The bars, restaurants and independent boutique shops of Abbeygate Street and the Market Square are nearby. They include Michelin star *Pea Porridge*, also featured in the Guide are *Maison Bleue*, *Bellota* and *Lark*. The country's oldest surviving Regency playhouse, *Theatre Royal*, and the quaint *Abbeygate Cinema*, are both only a three minute stroll. Excellent A14 access is via Cullum Road.

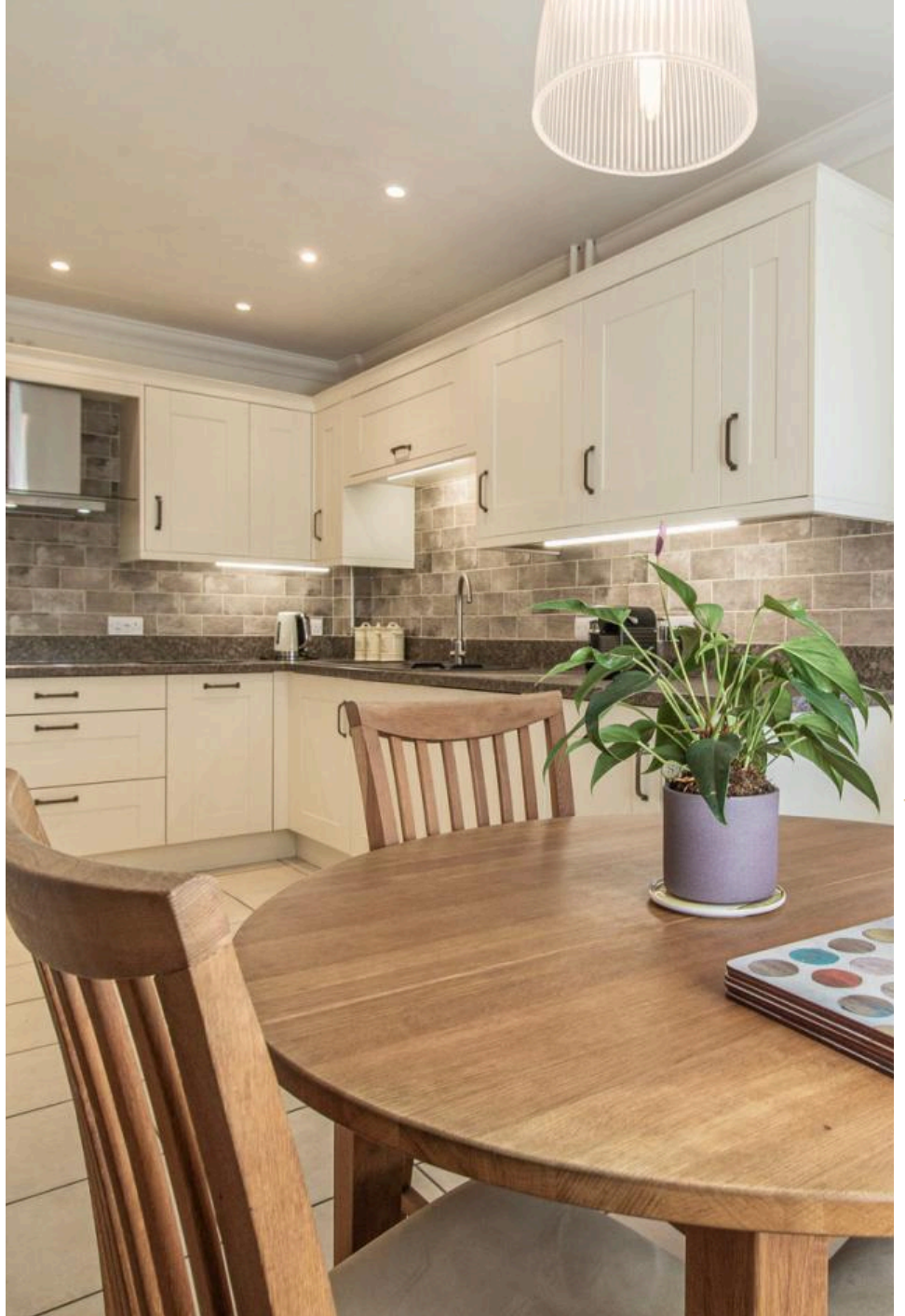
Downstairs.

No 45 Corsbie Close was built in the Millennium of traditional construction with mellow brick elevations under a slate pitched roofline to create an impressive end-of-terrace in the Georgian style. The scheme is often referred to by the original marketing name of Cathedral Meadows and features a pleasing mix of carefully designed townhouses by Land Charter Plc – a well-regarded regional developer – forming an attractive collection of residences. The versatile, well-appointed and beautifully arranged accommodation measures approximately 2,150 sq ft (148 sq m).

A large Georgian-style portico with pediment, decorative Doric columns and mouldings leads to a part glazed wood panelled entrance door surmounted by a decorative fanlight, which opens into a reception hall offering a great deal of light. A grand L-Shaped reception space is currently split into dining and lounge areas with a pleasing mix of wall and pendant lights while the focal point is the striking stone fireplace surround. There is an abundance of natural light that streams through the dual aspect sash windows complemented by the French doors to the garden.

A light and contemporary dual aspect kitchen has been recently refitted with extensive cabinetry and configured in a U-shape arrangement. Task lighting reflects off the slate subway splashbacks and ceramic floor tiles. Integrated appliances include full height fridge/freezer, dishwasher, oven and grill, four ring induction hob – all by *Neff*. There is a large downstairs cloakroom and a further organised understairs storage cupboard, accessible from entrance hall.









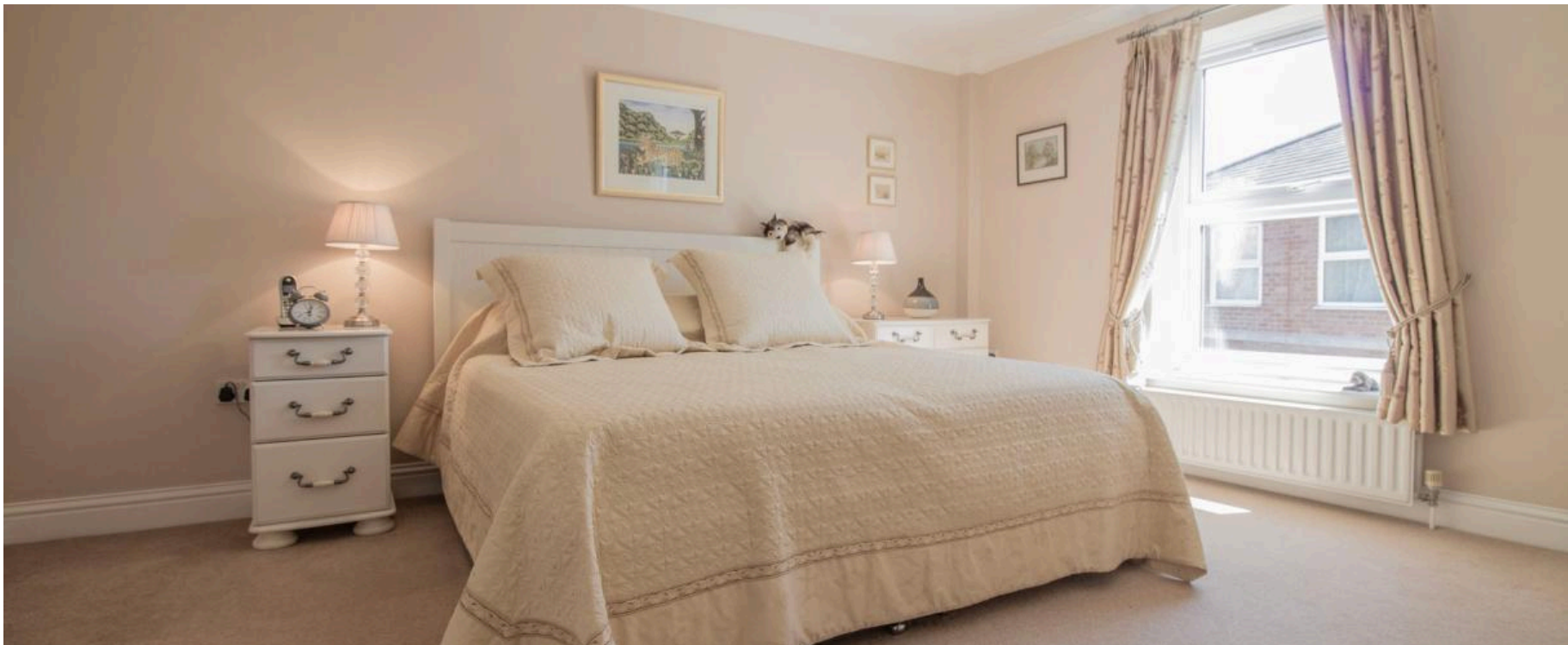


Upstairs.

Stairs ascend to the primary bedroom with its recently refurbished sleek en-suite walk-in shower room fitted with an American walnut vanity unit. A further large guest bedroom is served by a bathroom suite that also includes a shower cubicle. Both bedrooms have built-in wardrobes and there is a useful study / fifth bedroom.

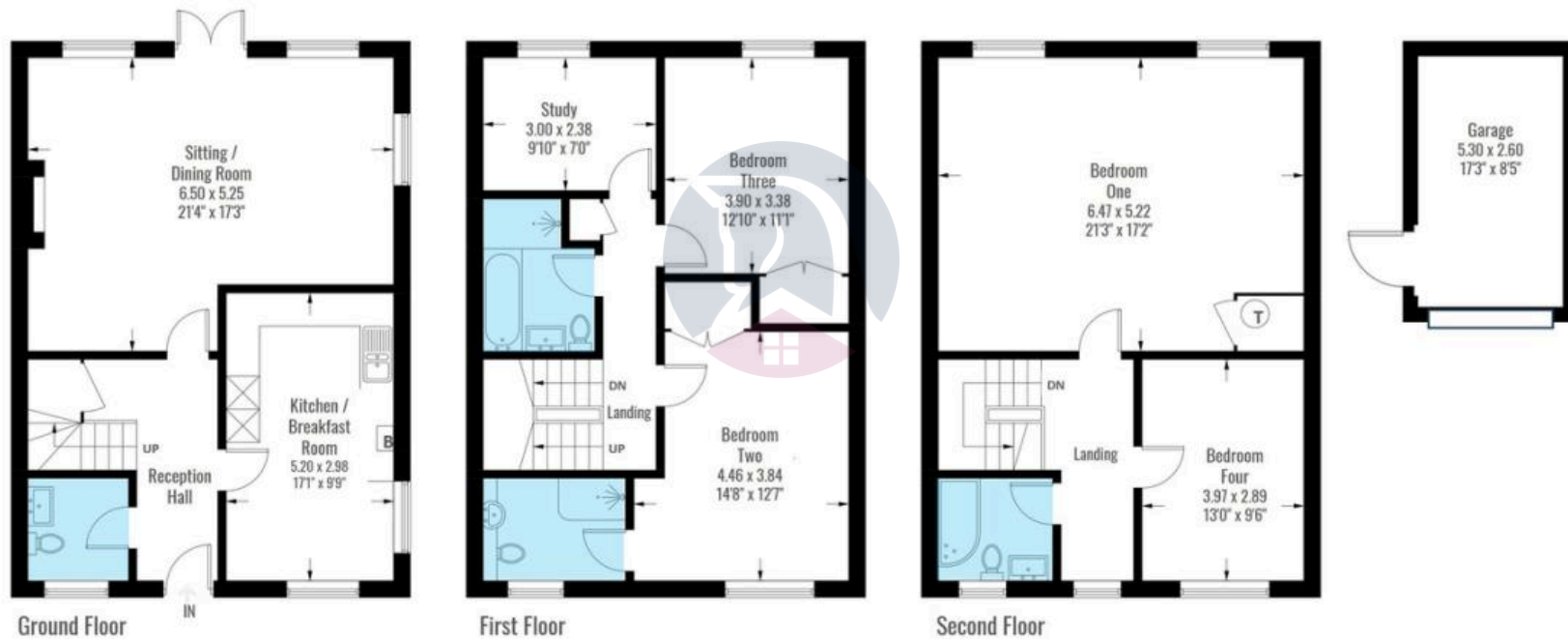
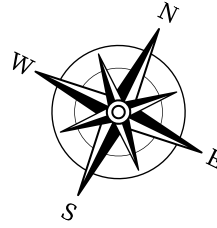
The generously sized upper storey bedroom, with its pleasing mix of wall and pendant lights, enjoys rooftops views framed by mature trees and is currently doubling as a games room. There is another bedroom. From the large landing is a further bathroom suite.







Floorplan.



Approximate Gross Internal Area (GIA) | 2,150 sq ft or 199.7 sq m

The great outdoors.

Corsbie Close is situated in an extremely well-regarded development conveniently located on the edge of the town centre.

Its elegant front façade is framed beautifully by cast iron railings. A well-considered, low maintenance recently landscaped garden lies to the rear of the property and is fully fenced with attractive trellising panels. Arranged in a tiered format comprising large decked sun terrace and pergola with climbers. Pathways lead to a separate gated entrance to the side aspect for the allocated parking in addition to direct access to the garage.

Pleasant walkways traverse the water meadows connecting Hardwick Heath and adjacent park.





Location.

EXCELLENT CONNECTIVITY

WALK

Town Centre	8 min
GP Surgery	12 mins
Bus Station	14 mins
NHS Hospital	17 mins
Rail Station	22 mins

ROAD

A14	4 mins
Ipswich	36 mins
Cambridge	35 mins
Stansted Airport	55 mins

RAIL

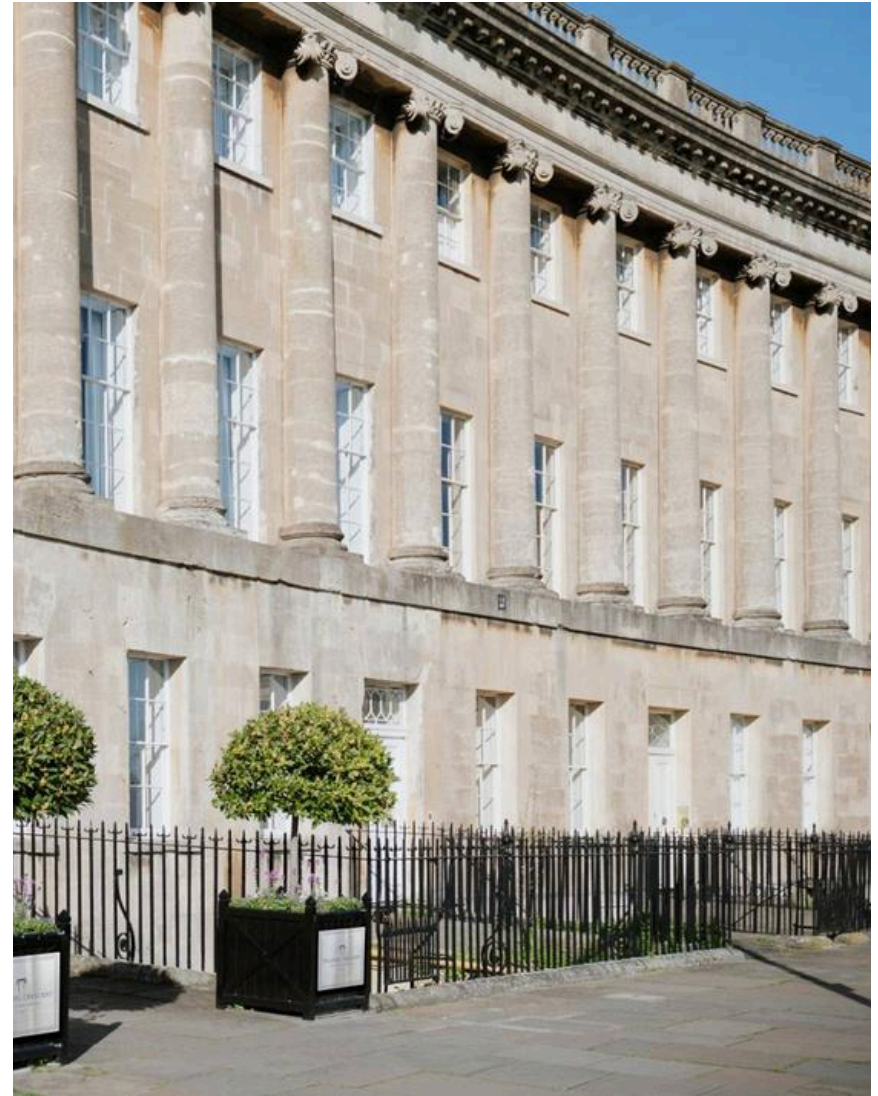
Newmarket	20 mins
Ipswich	36 mins
Cambridge	42 mins
London Liverpool Street	1hr 50 mins



Provenance.

Bury St. Edmund's answer to Bath's Royal Crescent. A prestigious architectural structure, popular in the 18th and 19th century and instantly recognisable by its gentle curved façade often adorned by ornate ordered detailing to emphasise its symmetry and designed to look out onto landscaped parks. In the case of Corsbie Close, the front elevation features repeating Doric stone column porticos and is adjacent the verdant water meadows . Built by a reputable regional developer, Land Charter Homes, at the turn of the millennium and an altogether pleasing addition to the beautiful mix of architectural styles that contribute to Bury St. Edmunds unique and rich history. Corsbie Close was in fact conceived in the spirit of King Charles III's (then Prince of Wales) vision for ideal urban extension: Poundbury.

Pictured right: The Royal Crescent Hotel and Spa.



Agent's notes.

SERVICES

Mains water, drainage, electricity, and gas-fired central heating.

LOCAL AUTHORITY / TAX & EPC BAND / SERVICE CHARGE

West Suffolk Council (01284 763 233)

Tax band F – £3,306.16 (2025/26)

EPC band C.

Service Charge - £400 per annum.

VIEWING ARRANGEMENTS

Strictly by prior appointment through the sellers' sole agent: Whatley Lane. If there is anything of particular importance, please contact us to discuss, especially before embarking upon your journey to view the property.

DIRECTIONS (IP33 3ST)

From London/Cambridge (*by car*) exit the M11 at Junction 9 and take the A11 towards Newmarket. Continue on the A14 towards Bury St. Edmunds. Exit the A14 at Junction 44, signposted 'Bury St. Edmunds West'. Take the A134 and follow signposts to the town centre and Nowton Park, at the forth roundabout head north into Cullum Road and follow the road until before turning into Westgate Street, turn left into Corsbie Close and No.45 can be found tucked away 200 metres at the end of the cul-de-sac.

From the town centre (*on foot*) leave the Market Square, proceed south down Guildhall Street passing our office on the left in Churchgate street continuing down Guildhall Street until reaching Westgate Street. Cross over and turn left, then right crossing over Cullum Road, where Corsbie Close and No.45 can be found tucked away 200 metres at the end of the cul-de-sac.



CLIMATE POSITIVE

We are conscious participants in the built environment, and rooted in the business is our tree planting mission.

For each sale and letting successfully completed, we cover the cost of tree planting by contributing part of our commission to worldwide reforestation projects through our impact partner: Ecologi.

*We're in the
business of doing
good business.*

- James Sawyer, Director of Whatley Lane

BUY OR RENT PROPERTY, PLANT TREES

**Trees planted for every
property sold or let.**



it's
YOUR
WORLD

WE'RE JUST HERE TO HELP YOU MAKE YOUR MOVE.

From rural cottages to country residences, period townhouses and new homes, our professional sales and lettings teams offer a bespoke, unrivalled service, tailored to suit your needs.





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