



Whiting Street, Bury St Edmunds

Sheridans



Whiting Street, Bury St Edmunds IP33 1NP

Guide Price £375,000

An attractive and deceptively spacious Victorian terraced home, enjoying a highly convenient position within easy reach of the town centre, offering a wonderful blend of character, versatility and generous accommodation arranged over three floors.

The property is approached via a classic red brick façade, with a charming bay front providing an immediate sense of period character. Internally, the accommodation flows well and is perfectly suited to modern living.

The ground floor comprises a welcoming sitting room to the front, enhanced by the bay window which floods the space with natural light. A separate dining room sits centrally, creating an ideal setting for both everyday use and entertaining, whilst to the rear a well-proportioned kitchen/breakfast room provides excellent space for cooking and informal dining. Beyond, a useful utility area and cloakroom add further practicality, and a conservatory overlooking the garden.

On the first floor, the property offers three comfortable bedrooms, with the principal bedroom having a shower en-suite. The other two bedrooms are served by a shower room.

A particular feature of the property is the second floor loft room, which offers a substantial and versatile space.

Outside

Outside, the rear garden is a delightful and well-established space, enjoying a high degree of privacy and a mature feel. A paved terrace leads directly from the house, providing an ideal spot for outdoor seating, with the remainder of the garden being attractively planted with a variety of shrubs and greenery, creating a peaceful and enclosed setting. There is permit parking available.

Location

Whiting Street is situated in the heart of the town and a within a stone's throw of excellent facilities on offer. Bury St Edmunds is a picturesque, thriving market town which brings together the old and the new. The town benefits from a great collection of venues for eating, drinking, shopping, and relaxing, making it a great place to live, work, visit and study.

The market town, with its impressive produce market every Wednesday and Saturday, is nestled in the heart of Suffolk. It is known for the Abbey Gardens and the ruins of the Abbey of St Edmund. Bury is a very popular destination for locals and tourists to the area. Visit the old side of the town to see the Cathedral in all its glory, the medieval quarter of the town and the Abbey Gardens and the Abbey Ruins themselves, or browse the newer side of the town to discover its large assortment of shops, restaurants and entertainment centres.

Directions

3 What Words ///prominent.overgrown.implanted

- Attractive Victorian terrace in a convenient town centre location
- Spacious and versatile accommodation arranged over three floors
- Charming bay-fronted sitting room with excellent natural light
- Separate dining room ideal for entertaining
- Generous kitchen/breakfast room to the rear
- Useful utility area and ground floor cloakroom
- Conservatory overlooking the garden
- Three well-proportioned first floor bedrooms
- Impressive loft room offering flexible additional accommodation
- Delightful mature rear garden with paved seating area and established planting

Services

Mains electricity, gas, drainage and water connected.
Gas fired central heating

Council Tax: West Suffolk Band: A (potential to change after reassessment)

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 (source gov.uk)



GROUND FLOOR

TOTAL FLOOR AREA : 1442sq.ft. (134.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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1ST FLOOR

2ND FLOOR



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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