



# THIRTY ONE

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ABBOTS GATE  
BURY ST EDMUNDS  
SUFFOLK

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*Substantial modern townhouse with far-reaching water meadow views and extensive parking gives a subtle architectural reference to its historic setting.*

- James Sawyer, Director of Whatley Lane



# Introduction.

Substantial, high specification newly built townhouse with three off-street parking spaces and water meadow views is close to the historic town centre.

Constructed by Propiteer Homes in 2025, this four bedroom townhouse has meticulously designed accommodation that spans four floors incorporating high energy efficiency standards. The large open-plan ground floor living area is subdivided into three zones comprising underfloor heating beneath the oak engineered floors. A bespoke kitchen painted in sea-salt grey revolves around a large island with work surfaces finished in quartz. High-end integrated appliances include oven, fridge/freezer, dishwasher, five ring induction hob - all by *Bosch*. A large separate utility room includes a separate tumble dryer and washing machine - also by *Bosch*. Both have south-facing garden aspects and a range of bi-fold doors pull back to bring the outside in and connect the sun terrace. The scale and proportions are truly impressive as it continues through all levels of the home. The fully tiled spa-esque bathrooms are all en-suite and each has walk-in shower enclosures with underfloor heating throughout; the principal bedroom suite has a freestanding bath tub. Storage is in abundance from the entrance hall through to each bedroom designed with fitted wardrobes. The window treatments showcasing garden and far-reaching water meadow views are fitted with a mix of privacy blinds and curtains throughout. The first floor has a capacious sitting room with an adjoining study and access to a large walk-in section.

The south-facing sun terrace to the rear with separate gated access is predominantly paved and laid to lawn while there is a useful garden store. A stand-out feature are the much coveted three allocated off-street parking spaces and at the same time a nearby water meadow trail conveniently connects with Westgate Street linking the town centre.

31 Abbots Gate is conveniently located within the historic Cathedral town of Bury St. Edmunds and is situated in a highly 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 short stroll. Excellent A14 access to London, the heritage Suffolk coastline and beyond.





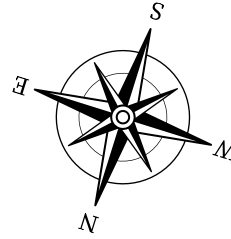




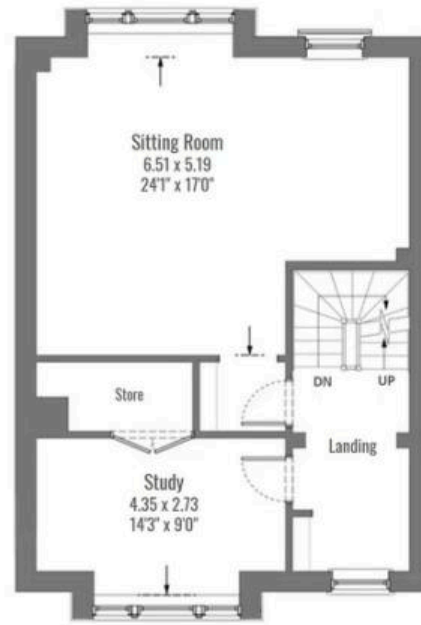




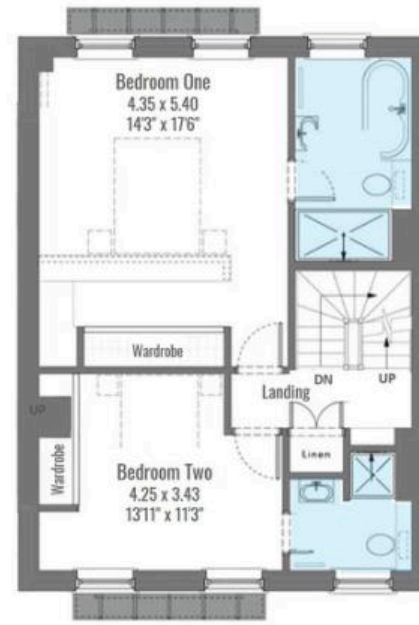
# Floorplan.



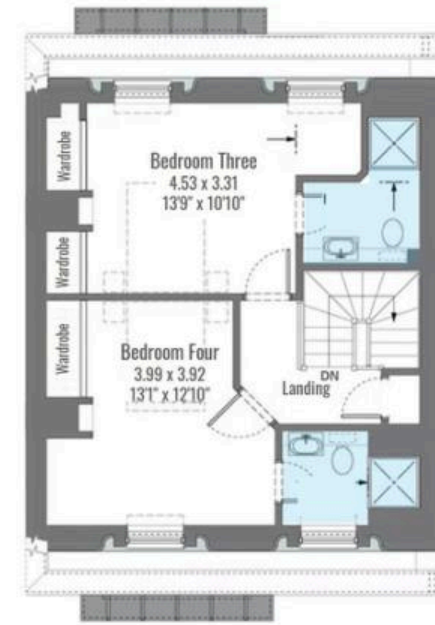
Ground Floor



First Floor



Second Floor



Third Floor

Approximate Gross Internal Area (GIA) | 228 sq m or 2,454 sq ft

# The great outdoors.

Abbots Gate is situated in an extremely well-regarded private residential enclave, conveniently located on the edge of the town centre.

Its elegant red brick front and rear façades are framed beautifully by striking Edwardian style double height bay windows. A low maintenance south-facing and fully enclosed rear garden is predominantly paved and laid to lawn while there is much coveted off-street allocated parking for three vehicles.

A very pleasant nearby trail traverses the water meadows weaving its way through a series of bridged pathways connecting to Westgate Street and linking the town centre.





Abbots Gate | 11

# Location.

## EXCELLENT CONNECTIVITY

### WALK

|                     |         |
|---------------------|---------|
| Town Centre         | 11 mins |
| ARC Shopping Centre | 18 mins |
| Abbey Gardens       | 15 mins |
| Hospital            | 17 mins |
| Train Station       | 30 mins |
| Bus Station         | 23 mins |

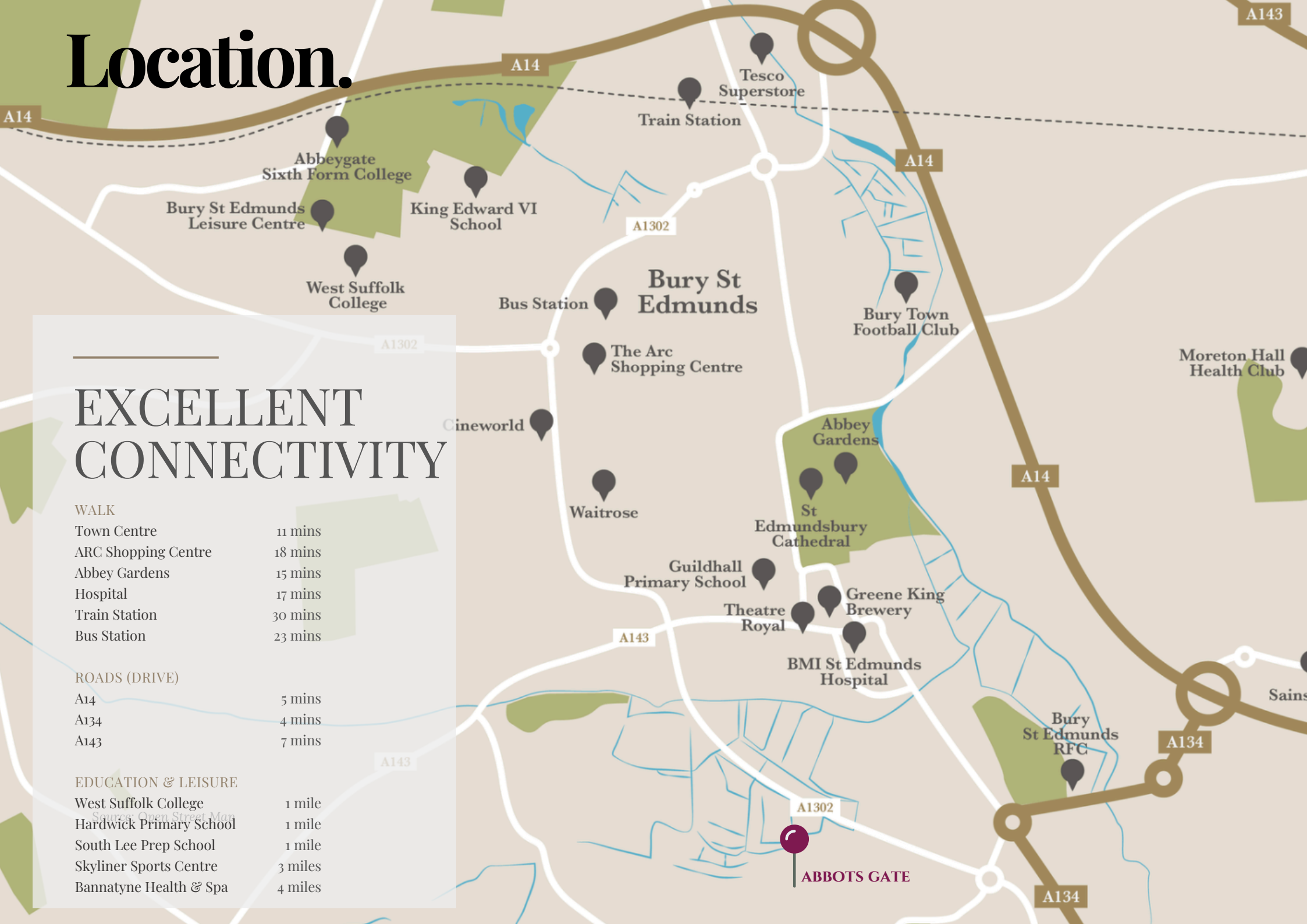
### ROADS (DRIVE)

|      |        |
|------|--------|
| A14  | 5 mins |
| A134 | 4 mins |
| A143 | 7 mins |

### EDUCATION & LEISURE

|                         |         |
|-------------------------|---------|
| West Suffolk College    | 1 mile  |
| Hardwick Primary School | 1 mile  |
| South Lee Prep School   | 1 mile  |
| Skyliner Sports Centre  | 3 miles |
| Bannatyne Health & Spa  | 4 miles |

ABBOTS GATE



# Provenance.

Abbots Gate development is the final crowning element of a larger designed edge of town centre development, completed in 2025 and surrounded by verdant water meadows.



# Agent's notes.



## TENURE

The property is available To Rent from 29<sup>th</sup> July 2026.

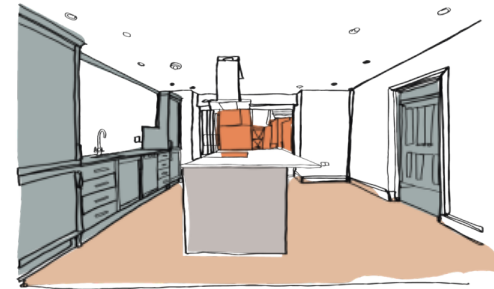
## PARKING

Excellent allocated off-street parking provision for three vehicles.

## DIRECTIONS (IP33 2GB)

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 East'. Take the A134 and follow signposts to the town centre, at the fourth roundabout take the second exit signposted 'Hardwick Heath & West Suffolk Hospital' and turn right into Barons Road and then another immediate right into Laundry Lane, continue along into Abbots Gate where No.31 can be found 150 metres along on the right hand side.

From the town centre (on foot) leave the Market Square, proceed south down Guildhall Street passing our office on the left (the corner of Churchgate Street) continuing down Guildhall Street turn left into Westgate Street. 50 metres along turn right into Friar's Lane and follow the scenic walk meandering the water meadows, eventually crossing Cullum Road into Abbots Gate, where No. 31 can be found immediately in front of you.



## SERVICES

Mains water, electricity, gas central heating (underfloor heating throughout ground floor & all bathrooms, radiators on all upper levels with thermostatically controlled valves). Mains drainage. *Orcom* Digital Smart Lighting Control System with dimmable facility.

## LOCAL AUTHORITY / TAX & EPC BANDS

West Suffolk Council (01284 763 233)  
Tax band B – £1,780.24 (2026/27)  
EPC band B.

# 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.





## CONTACT

+44 (0) 1284 765 256

[bury@wlea.co.uk](mailto:bury@wlea.co.uk)

1 Churchgate Street  
Bury St. Edmunds  
Suffolk  
IP33 1RL

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