



Southgate Street, Bury St Edmunds

Sheridans



Southgate Street, Bury St Edmunds IP33 2AF

Guide Price £385,000

A beautifully presented town house occupying a highly sought-after position in the very heart of Bury St Edmunds. Arranged over four floors, the property blends characterful period features with stylish contemporary finishes and offers two/three bedrooms, flexible living space, a useful cellar and a delightful walled courtyard garden.

Tucked away on one of the town centre's most desirable streets, the property is perfectly placed for immediate access to the Abbey Gardens, theatre, restaurants and independent shops, whilst providing a surprisingly peaceful retreat from the bustle of town life.

This attractive Georgian-style town house immediately impresses with its elegant façade and wealth of character throughout. The accommodation is arranged over four floors and has been thoughtfully enhanced to create a home that is both practical and full of personality.

The ground floor opens into a welcoming sitting room featuring a sash window and fireplace, creating a warm and inviting living space. Beyond lies a cosy snug, ideal as a reading room, home office area or additional reception space, with stairs descending to the useful cellar providing excellent storage.

To the rear of the property, the kitchen/breakfast room has been fitted with a range of contemporary units and enjoys direct access to the courtyard garden, creating an ideal space for both everyday living and entertaining.

The first floor provides a generous double bedroom alongside a well-appointed bathroom, whilst the second floor offers a further double bedroom and a versatile third room which could serve equally well as a study, dressing room or occasional bedroom.

Outside

One of the property's most charming features is its delightful walled courtyard garden. Designed for ease of maintenance, the garden benefits from a high degree of privacy and is beautifully enclosed by mature planting, climbing greenery and attractive period walls. A wonderful town-centre sanctuary, it provides the perfect setting for outdoor dining, entertaining or simply relaxing in peaceful surroundings. Permit parking is available.

Location

The property is perfectly situated in a quiet area only 5-10 minutes walk from the historic town centre. It is close to well-regarded schools and sports facilities, and uniquely independent shops (as well as well known high street stores, and including Waitrose and Marks and Spencer supermarkets, and the beautiful parks, cinemas, theatres and restaurants for which the town is famously known as the 'jewel in the crown of Suffolk'. The house is close to everything that gives Bury its distinct reputation for bringing together the best of old and new, with its rich history and its broad range of venues for dining, shopping and relaxing. These include an impressive fresh produce market every Wednesday and Saturday. The town is renowned for its beautiful Cathedral and for the leafy and floral Abbey Gardens with its impressive medieval ruins, all just a short stroll down from the colourful boutiques and cafe culture of the town centre.

- Beautifully presented town house
- Prime town-centre location
- Two bedrooms plus study/occasional bedroom
- Sitting room and separate snug
- Stylish kitchen/breakfast room
- Useful cellar
- Charming walled courtyard garden
- Character features throughout
- Walking distance to the Abbey Gardens and town amenities
- Permit parking

Directions

Leaving Bury St Edmunds from the town centre via St Mary's Square proceed along Southgate Street.

Services

Mains electricity, water and drainage. Electric panel heating and gas fire.

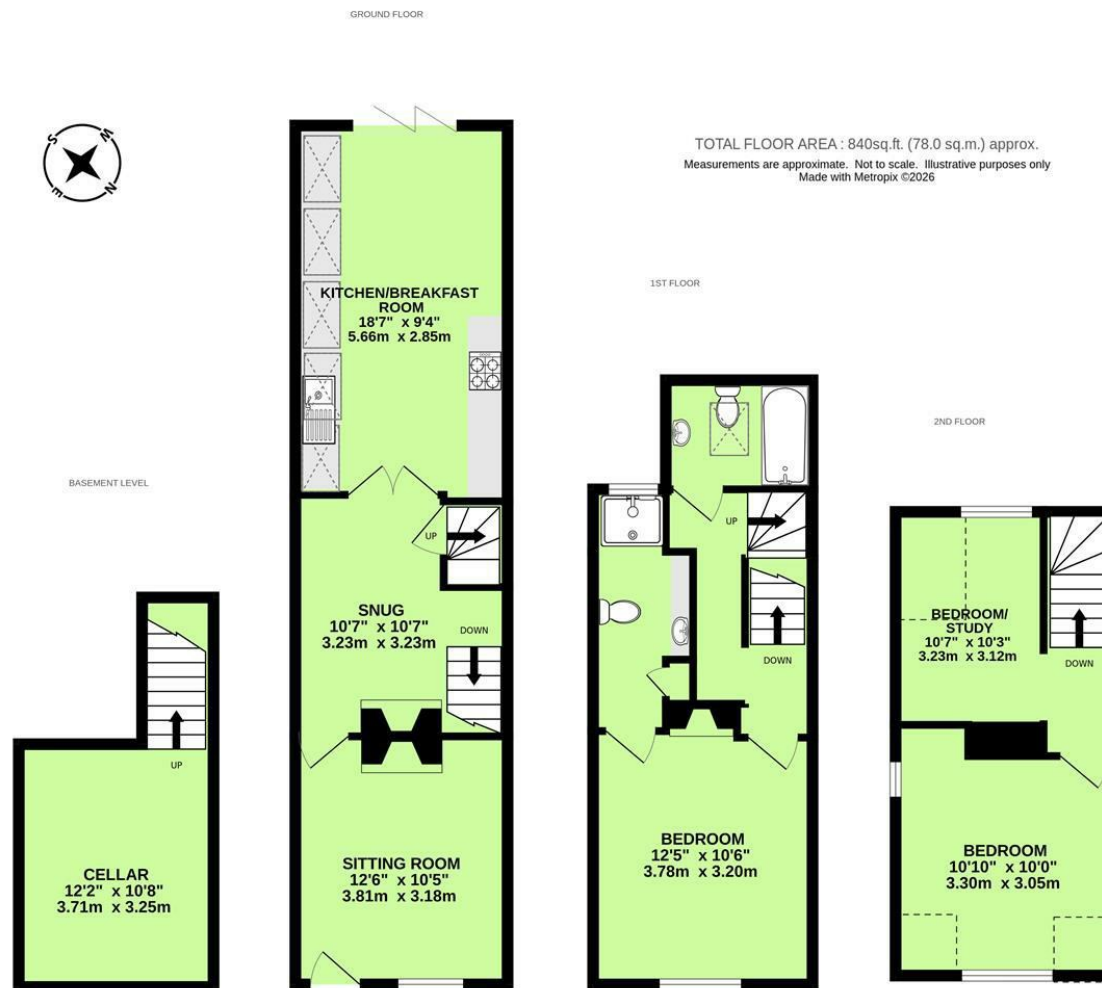
Council Tax: West Suffolk. Band: C

Broadband speed: Up to 5500 mbps available (Source Ofcom)

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

Flood Risk: Very Low Risk (Source Gov.uk)





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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