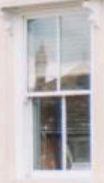


Forty-Eight

Garland Street
Bury St Edmunds
Suffolk



48

Contents.

PART 1 <i>Introduction</i>	2
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PART 2 <i>Downstairs</i>	3-6
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PART 3 <i>Upstairs</i>	7-10
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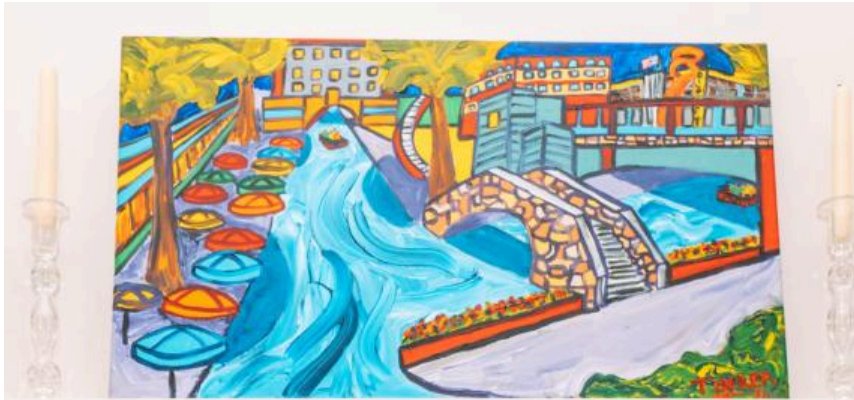
PART 4 <i>Floorplan & The Great Outdoors</i>	11-13
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PART 5 <i>Location & Agent's notes</i>	14-15
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The light-filled sleek modern kitchen extension with its roof lanterns and bifold doors opens up to a stunning garden with off-street parking beyond.

- James Sawyer, Director of Whatley Lane



Introduction.

Charming renovated period end-of-terrace townhouse with a sleek modern kitchen extension, tiered landscaped garden, separate gated access and off-street parking, ideally situated only a stone's throw from the historic town centre of Bury St. Edmunds.

The four-bedroom three-storey Victorian home is one of the earliest surviving buildings in the street and dates from the early/mid 19th century. Unique decorative period window details and original door joinery adorn the attractive façade. The property has been extensively and sympathetically remodelled in recent years. Of particular note is the modern kitchen / living / dining extension with electrically operated vaulted roof lanterns and sleek aluminium bi-folding doors to the sun terrace. The kitchen has extensive cabinetry, painted in a powder blue and a full range of appliances to include a large American-style fridge/freezer, 24-bottle wine cooler, dual ovens, five ring induction hob, dishwasher, washing machine and ceramic Belfast sink enveloped by granite preparation surfaces. From the entrance hall is a cossetting sitting room with wood burning stove and bespoke bookcases with storage cabinets. The bedrooms – two with built-in wardrobes – are served by shower room and bathroom suite with twin basins. Downstairs cloakroom and cavernous cellar storage.

The end-of-terrace benefits from separate street access, ideal for bicycle and bin storage while a fully enclosed, dog friendly, two-tier landscaped garden has been cleverly conceived to form a terrace and lawn areas bound by steel and glazed balustrades. A gate leads to off-street parking with a mature Maple tree at the foot of the garden.

Conveniently located within the historic Cathedral town of Bury St. Edmunds, situated in a prime residential enclave that forms a conservation area defined by intersecting Well Street, Orchard Street, Cannon Street and Garland Street. The rail station is within easy walking distance, as is the town centre with *Marks & Spencer* the closest food store and a variety of bars, restaurants and independent boutique shops of Abbeygate Street and the Market Square all nearby. A good gastropub The Old Cannon Brewery is down the road, as is neighbouring Michelin star restaurant *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 a short stroll. The A14 provides excellent access to the University City of Cambridge, heritage coastline and Central London via the A11/M11.



Downstairs.

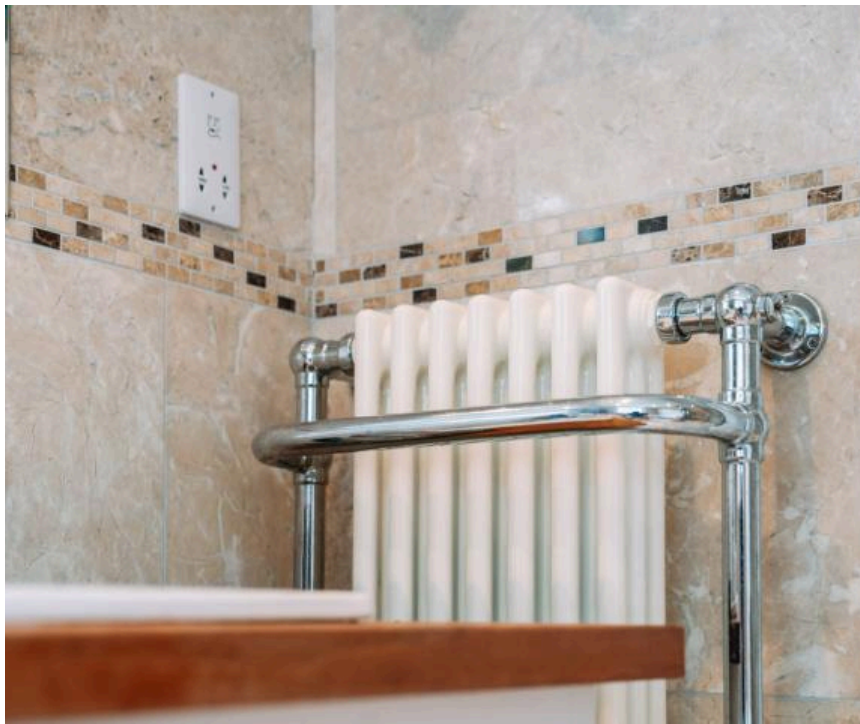






Upstairs.

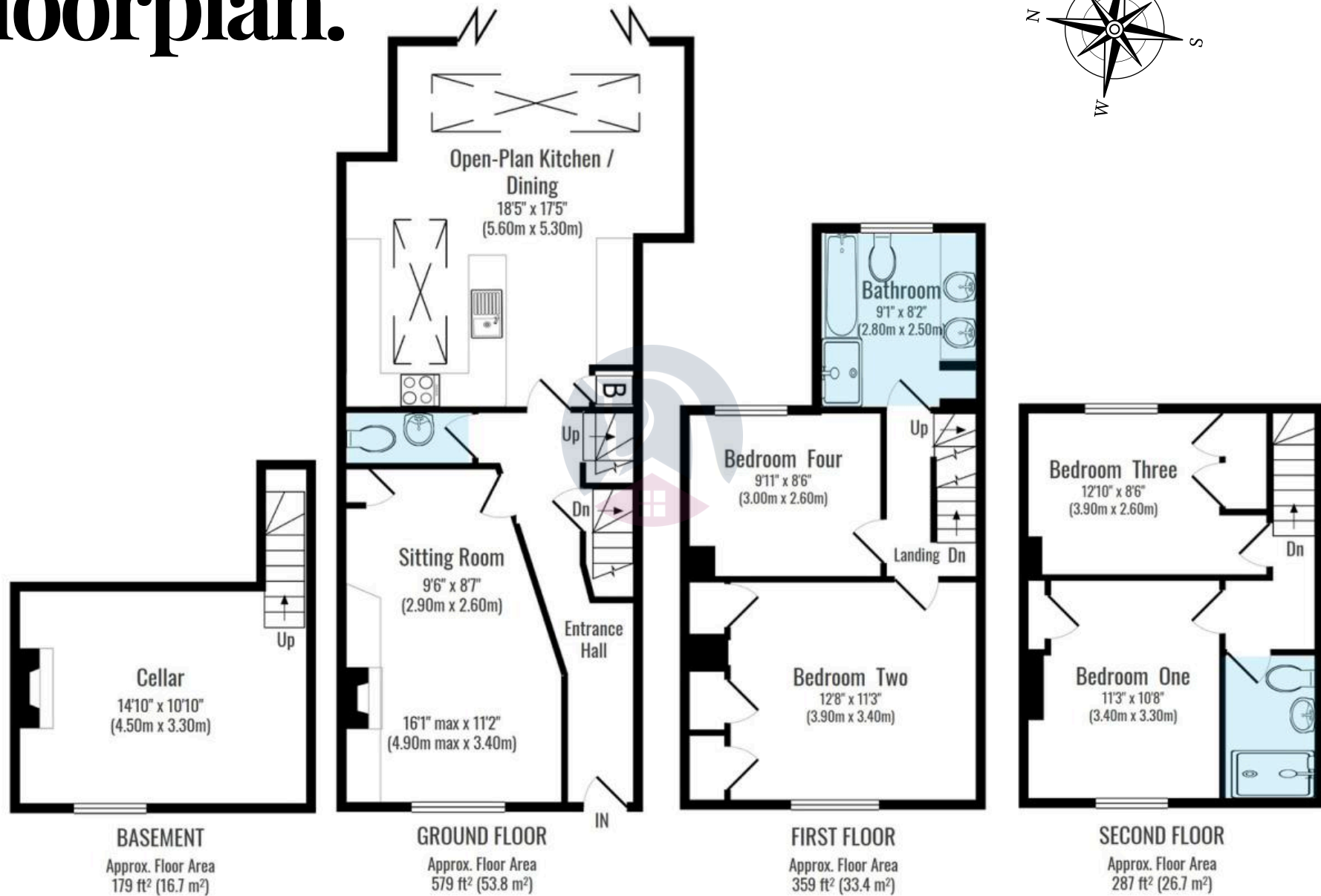
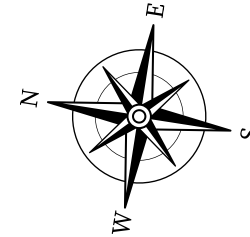








Floorplan.



Approximate Gross Internal Area (GIA) | 1,404 sq ft or 130.5 sq m

The great outdoors.

Complementing its large garden, Garland Street is situated in the main conservation area of the town centre and short walk from the verdant Abbey Gardens parkland.

Following the renovation and extension of the home, a low-maintenance tiered landscaped garden was fashioned with expanses of glazed balustrades that create a sleek aesthetic. Fully enclosed there is the benefit of separate gated dual access to both the street front and the much coveted off-street parking to the rear. The sun terrace is illuminated and with water and power. A garden shed is at the foot of the garden.





Location.

EXCELLENT CONNECTIVITY

WALK

Town Centre	8 min
GP Surgery	7 mins
Bus Station	5 mins
NHS Hospital	15 mins
Rail Station	11 mins

ROAD

A14	4 mins
Ipswich	40 mins
Cambridge	60 mins
Stansted Airport	75 mins

RAIL

Newmarket	20 mins
Ipswich	35 mins
Cambridge	43 mins
London Liverpool Street	2hr 10 mins



48 Garland Street

Agent's notes.

SERVICES

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

LOCAL AUTHORITY / TAX & EPC BANDS

West Suffolk Council (01284 763 233)

Tax band C – £2,034.56 (2026/27)

EPC band D.

VIEWING ARRANGEMENTS

Strictly by prior appointment through the landlords' 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 1HB)

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 43, signposted 'Bury St. Edmunds Central'. Take the A1101 towards the town centre and take the first exit at the roundabout into Northgate Street. Continue along for 100 metres until reaching a concealed entrance turning right into Cadney Lane, then left turn into Cannon Street. Continue along passing The Canon microbrewery on the left and Pea Porridge on the right, then turn left into Garland Street where No. 48 can be found 20 metres on the left hand side.

From the town centre (*on foot*) leave the Market Square, proceed down the lane with Starbucks on the right. Follow round to the right entering Brentgovel Street with Marks & Spencer rear access to the right, turn left into Garland Street where No. 48 can be found 200 metres on the right hand side just before the junction with Cannon Street.

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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