



Avenue Approach, Bury St. Edmunds

Sheridans



# Avenue Approach, Bury St. Edmunds IP32 6BA

Guide Price £320,000

This beautiful and spacious two-bedroom period property enjoys a bright and airy feel throughout and offers the perfect blend of traditional character and contemporary finishes. Situated in a highly sought after location the property further benefits from a pleasant landscaped garden and a calm and peaceful ambience both inside and out.

Having been tastefully refurbished over the years and believed to date back to the early 1900s, the property is of red-brick construction beneath a tiled roof and has been thoughtfully improved to create a stylish and welcoming home. The accommodation comprises in brief an oak front door opening into the entrance hall which leads through to the rear-aspect dining room, which flows seamlessly into the elegant sitting room. This attractive living space features exposed wooden floorboards, a stunning fireplace and front-facing window fitted with plantation shutters, flooding the room with natural light. The dining room provides access to the kitchen, which is fitted with a comprehensive range of contemporary units complemented by granite work surfaces. Integrated appliances include oven, gas hob and extractor hood, while there is additional space for further appliances. A side aspect window and door provide access to the rear garden. From the dining room, a further door leads down to the converted cellar. The versatile lower ground floor space provides valuable additional accommodation and is currently used for storage. However, it could equally serve as an occasional bedroom, home office or additional reception room, making it ideal for modern lifestyles and home working requirements. The first floor offers two well-proportioned double bedrooms, both tastefully decorated with the principal bedroom extending across the full width of the property. The bedrooms are served by a stylish family bathroom fitted with a traditional roll-top bath, separate shower cubicle, wash hand basin and WC.

## Outside

Outside, the front garden is enclosed by a low retaining wall and wrought-iron gate and has been attractively hard landscaped with planted borders and specimen shrubs. The fully enclosed rear garden has been thoughtfully landscaped to create a peaceful and private outdoor sanctuary. A contemporary composite deck with glass balustrades provides an excellent entertaining and seating area, with steps leading up to a lawn bordered by established planting. A further decked area adjacent to the shed offers additional outdoor space, while rear lane access provides practical storage and convenient access for bins.

## Directions

From the town centre head north along Northgate Street, proceeding straight across the roundabout into Fornham Road. Follow the road and turn left into Avenue Approach, where the property will be found on the left hand side.

## Location

The property is ideally positioned within a short walk of the mainline railway station and the historic town centre, making it particularly appealing to commuters. Bury St Edmunds is a perfect blend of town and country being celebrated as the "jewel in the crown of Suffolk", offering an exceptional range of amenities including independent boutiques, high street stores, a nearby supermarket, excellent schools and sports facilities, along with renowned restaurants, theatres, cinemas and parks. The town's rich heritage is evident in its magnificent Cathedral and the beautiful Abbey Gardens with their medieval ruins, all easily accessible from the property, alongside the vibrant twice weekly market and year round cultural events. The location also benefits from easy access to the A14, providing excellent road links both east and west, with London and Cambridge readily commutable by road or rail. For international travel, Stansted Airport lies approximately an hour away, offering further convenience.

- Beautifully presented character home
- Updated to high standard
- Stunning first floor bathroom
- Open plan living area
- Useable Cellar room
- Two double bedrooms
- Landscaped garden
- Easy access to town and train station

## Services

Mains electric, gas, water/drains are connected. Gas fired central heating

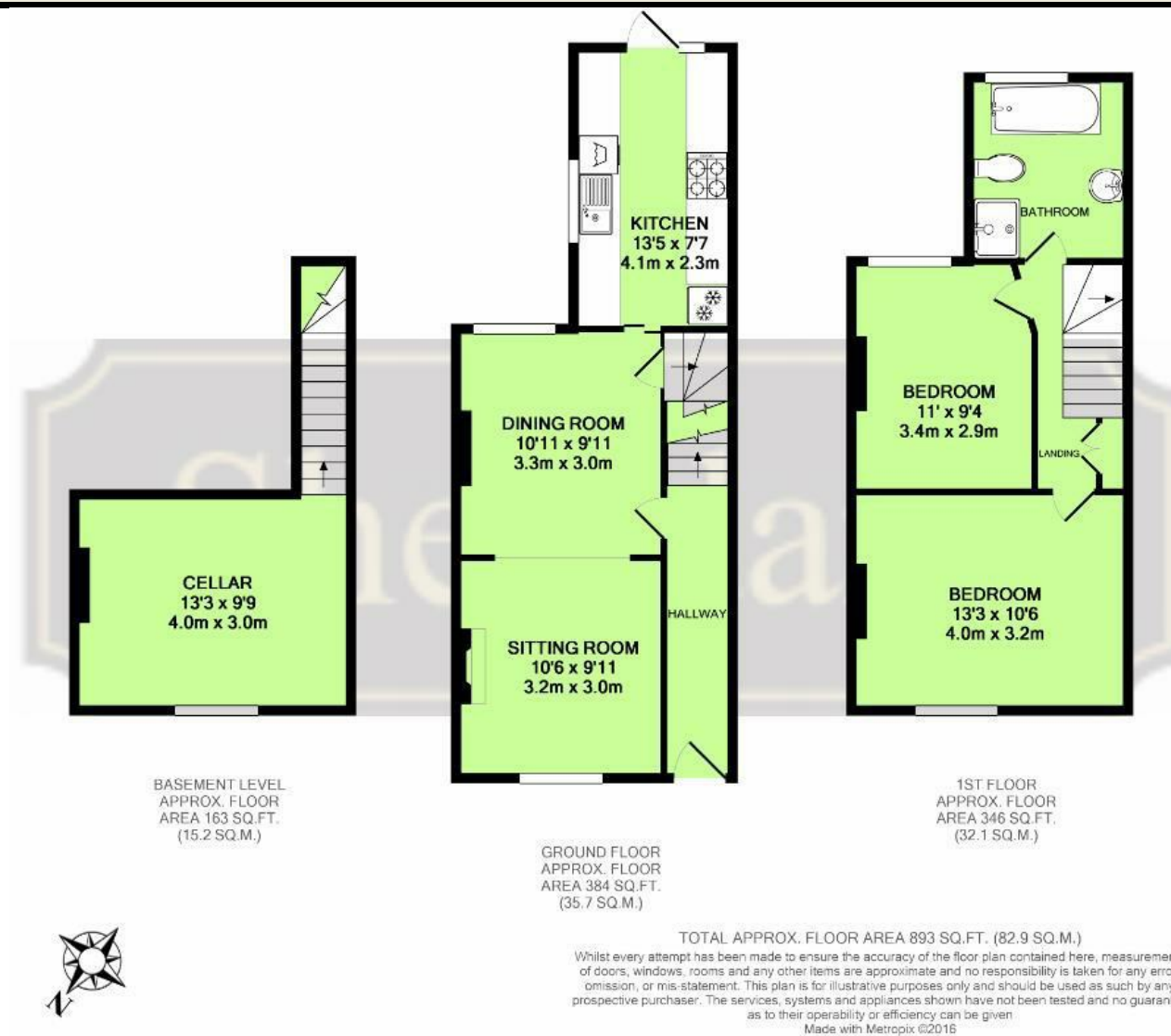
Council Tax: West Suffolk Band: B

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

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

Flood Risk: Very Low Risk





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.

#### Sheridans Estate Agents

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