



14 Church Walks

| Bury St. Edmunds | Suffolk | IP33 1NJ

 FINE & COUNTRY

14 Church Walks

Tucked away in the heart of Bury St Edmunds' historic medieval grid, this charming period cottage offers an increasingly rare opportunity to own a character home with private parking and a delightful walled garden, all within moments of the town's exceptional amenities, Abbey Gardens and cathedral precinct.





Step Inside

Occupying a peaceful position on the picturesque Church Walks, this attractive period cottage combines historic charm with comfortable modern living. The welcoming sitting room provides a generous principal reception space, complemented by a light-filled garden room overlooking the rear garden. A well-appointed kitchen is fitted with an excellent range of cabinetry, while a useful ground floor cloakroom adds everyday practicality.

The first floor offers two well-proportioned double bedrooms, served by a spacious family bathroom together with a separate shower room, providing excellent flexibility for both residents and guests. The property further benefits from gas-fired central heating and sealed unit double glazing throughout.





Step Outside

A particular rarity for such a central location, the property enjoys its own private parking area together with an attractive enclosed walled rear garden, creating a secluded outdoor space ideal for relaxing or entertaining. The peaceful setting of Church Walks, with its absence of through traffic, offers a tranquil retreat despite being just moments from the vibrant town centre.



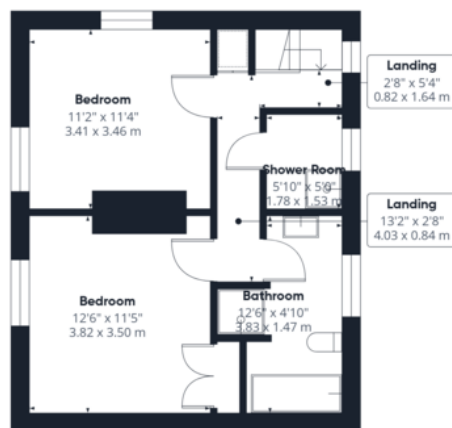
Location

Church Walks occupies a unique position within the historic medieval street pattern of Bury St Edmunds, created by Abbot Baldwin in the late 11th century and renowned for its beautifully preserved network of narrow streets and alleyways. The surrounding mix of medieval and Georgian architecture creates one of Suffolk's most attractive townscapes.

Just a short stroll away are St Mary's Square, the magnificent Abbey Gardens and the cathedral precinct, together with the town's renowned market, independent boutiques, cafés and restaurants. Bury St Edmunds is widely regarded as one of East Anglia's finest market towns, celebrated for its rich heritage, vibrant cultural scene and excellent range of amenities. The property also enjoys convenient access to the A14 and A11, providing connections to Cambridge, the M11 and beyond, while the nearby railway station offers regular services to Cambridge, London Liverpool Street and, via Cambridge, London King's Cross.



Floor 0



Floor 1

Approximate total area^m
994 ft²
92.3 m²

Reduced headroom
7 ft²
0.7 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

SERVICES

- All Mains Services are Connected.
- Gas Fired Central Heating.
- Council Tax – Band C
- EPC – Awaiting Assessment
- Tenure - Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

arla | propertymark

PROTECTED



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Registered Address: - The Stables, Summer Road, Walsham-Le-Willows IP31 3AJ. Company Registration No: 09559009

FINE & COUNTRY

Fine & Country
Tel: 01284 718822
Burystedmunds@fineandcountry.com

