



COTTON LANE
Bury St. Edmunds | Suffolk





ST EDMUNDSBURY MEWS

BURY ST. EDMUNDS | SUFFOLK

- Delightful three-bedroom modern mews style home with recent contemporary interior upgraded
- Entrance hall, large sitting room with double doors to kitchen/breakfast room with French doors to sun terrace
- En-suite shower room, well-appointed family bathroom & ground floor cloakroom
- High-quality double glazed timber windows frames throughout
- Ideal location on the edge of the historic medieval grid with the vibrant town centre only a stone's throw away
- Light-filled, voluminous & sociable newly extended kitchen-diner with useful separate utility room
- Serene & secluded, low-maintenance courtyard garden with the asset of separate gated access for bicycle/bin storage
- *Good news: no onward chain*

Convenient, modern mews style town centre living with low-maintenance courtyard garden & cart-lodge parking

Forming part of an exclusive row of thirteen modern mews style homes is this delightful three-bedroom property situated within the historic town centre. The versatile living space has had some recent contemporary upgrading to the interiors and presents an ideal energy efficient 'lock-up and leave' residence. Accommodation seamlessly flows from the entrance hall through a large sitting room with double doors opening up to the kitchen / diner with French doors leading to the sun terrace. The three bedrooms are served by a family bathroom and en-suite shower. Additionally, there is a ground floor cloakroom and useful storage.

The property enjoys a low-maintenance, fully enclosed courtyard garden with the asset of separate gated access for bicycles/bin storage. Courtesy lighting and front porch. Approached by a convenient carriage driveway there is the benefit of allocated covered town centre parking by way of a cart-lodge.

8 St Edmundsbury Mews is conveniently located within the historic Cathedral town of Bury St. Edmunds and is situated in a residential area with the tranquil nearby Abbey Gardens and River Lark. Excellent A14 access is provided via Northgate Street. The bars, restaurants and shopping of Abbeygate Street and the Market Square are in easy walking distance. Refer to our Situation page to discover Suffolk.



ACCOMMODATION

WITH APPROXIMATE MEASUREMENTS

8 St Edmundsbury Mews displays light and refurbished accommodation that measures approximately 868 ft² (80.6 m²) and would suit a broad range of purchasers from downsizers and those requiring a 'lock-up and leave' to young families and professionals.

Ground Floor

ENTRANCE HALL

Porch with courtesy light and partially privacy glazed front door opens into a useful entrance hall space. Alarm control panel. Door to:

SITTING ROOM 13'11" x 13'1" (4.24m x 3.99m)

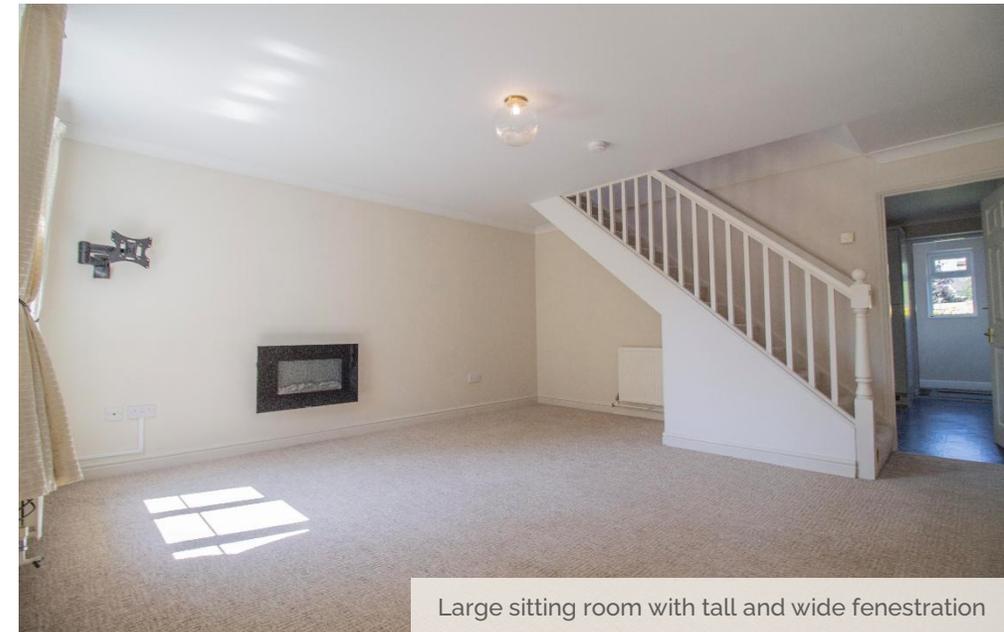
A large sitting room with tall and wide custom fenestration to front aspect. TV and phone points. Recessed lighting.

KITCHEN / DINER 16'9" x 10'6" (5.11m max x 3.20m max)

The light-filled kitchen dining space is arranged in a L-shape layout with grey gloss base and wall-mounted cabinetry clad in composite work surfaces with a marbled backsplash. High-quality appliances include: stainless steel oven/grill, extractor hood, four ring electric hob – all by Miele. Integrated fridge/freezer, dishwasher and washer/dryer. Mix of recessed and task lighting. Vinyl floor tiles. French doors pulled back to the sun terrace. Understair storage cupboard. Door to:

CLOAKROOM

With privacy window to courtyard garden aspect. Comprising grey gloss vanity unit with wall-mounted basin and mixer tap, wc. Vinyl floor tiles. Recessed lighting.



Large sitting room with tall and wide fenestration



Bedroom One with ensuite shower room

First Floor

BEDROOM ONE 13'4" x 9'11" (4.06m x 3.02m)

The principal bedroom suite has a large floor to ceiling window with recessed lighting and TV and phone points. Door to:

EN-SUITE SHOWER ROOM

Comprising walk-in shower enclosure, wall-mounted basin with vanity unit, wc. Vinyl floor tiles. Extractor fan. Recessed lighting.

BEDROOM TWO 9'11" x 9'9" (3.77m x 2.68m)

Window to rear courtyard garden aspect. TV and phone points. Recessed lighting.

BEDROOM THREE 9'11" x 6'3" (3.02m x 1.91m)

With window to front aspect. TV and phone points. Recessed lighting.

FAMILY BATHROOM

With privacy window to rear aspect, a sumptuous bathroom suite fitted with panelled bath tub with shower attachment, wc and wall-mounted basin with mixer tap and gloss grey vanity unit. Heated towel rail. Extractor fan. Shaver point. Mirrored cabinet. Vinyl floor tiles. Recessed lighting.



Well-appointed family bathroom



PROVENANCE

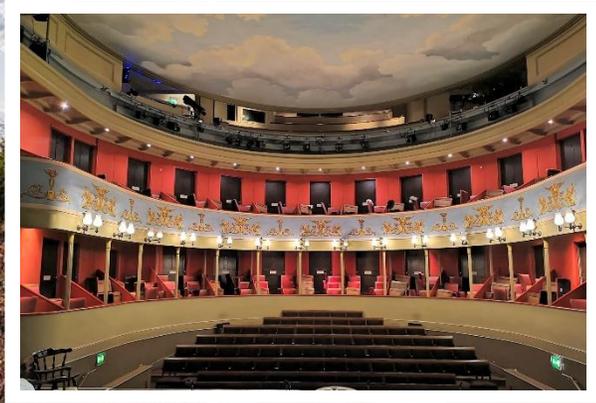
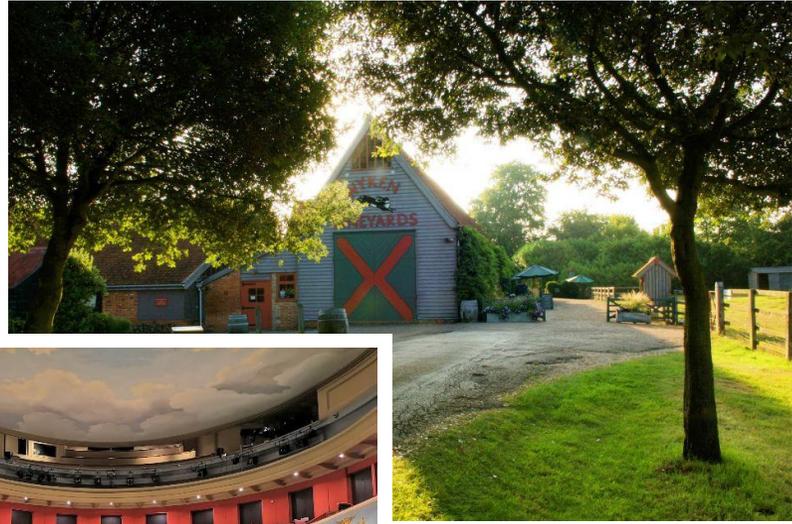
The exclusive development of 13 mews style homes was constructed in 2004 by a well-regarded local building company: Baker Homes.

GARDEN & PARKING

Approached along a carriage driveway for added convenience, the property benefits from an allocated town centre parking space by way of a cart-lodge for vehicular covered requirements. A low maintenance, fully enclosed pet-friendly courtyard garden enjoys a good degree of sunlight and has the asset of separate gated access for bicycles or bins. To the front is an entrance porch with courtesy lighting.



Ideal town centre covered parking space



Nearby amenities: red heather in Cavenham Heath Nature Reserve (left); 7 acre Wyken Vineyard and Leaping Hare restaurant (top right); majestic National Trust Ickworth House and Park (bottom right); oldest surviving Regency playhouse in England, Bury St. Edmunds (centre)



DISCOVER SUFFOLK

Bury St. Edmunds is an extremely attractive and prosperous market town located in the heart of Suffolk. The A14 gives fast access to the east coast ports, Ipswich, Cambridge, the Midlands and to Stansted and Cambridge Airports, as well as London via the M11. The Arc is the town's latest, modern retail outlet and is a popular shopping destination. All major food stores are well-represented, including Waitrose. There is a twice-weekly open-market in addition to a variety of eateries, attractions and places to stay. The Millennium Tower that crowns St. Edmundsbury Cathedral is the landmark. There is plenty on offer to keep families entertained. The Apex Arts Centre is a state-of-the-art live entertainment venue which hosts exhibitions and events. Watch a great performance at the Theatre Royal – the only surviving Regency playhouse in England. Other amenities include a range of health clubs, swimming pools and leisure facilities. Bury St. Edmunds has a real sense of community and is a truly friendly town.

Horseracing is at neighbouring Newmarket, a number of interesting golf courses nearby, sailing and water sports on the River Orwell and an outstanding 50 mile (80 km) heritage coastline and an Area of Outstanding Natural Beauty encompassing Aldeburgh and Southwold.

SITUATION



(A14)
Newmarket 18 miles
Ipswich 25 miles
Cambridge 28 miles



Aldeburgh (Suffolk Heritage Coast)
(1 hr 10 mins / 46.5 miles)



From Bury St. Edmunds
London Kings Cross
(105 mins)
London Liverpool Street
(110 mins)
Cambridge
(50 mins)



From Bury St. Edmunds
London Stansted Airport
(48 mins / 51 miles)
Heathrow Airport
(2hrs / 105 miles)



There is a wide choice of excellent schooling, both Private and State, within the area.

Private includes: Culford School (1-19); South Lee School (2-13).

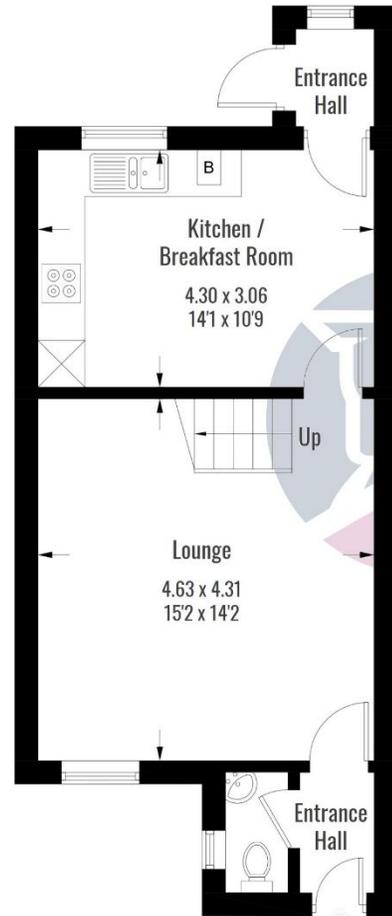
State includes: St. Edmundsbury CEVAP; (5-11); King Edward VI CEVC (11-18).

University of Suffolk at West Suffolk College - Further Education.

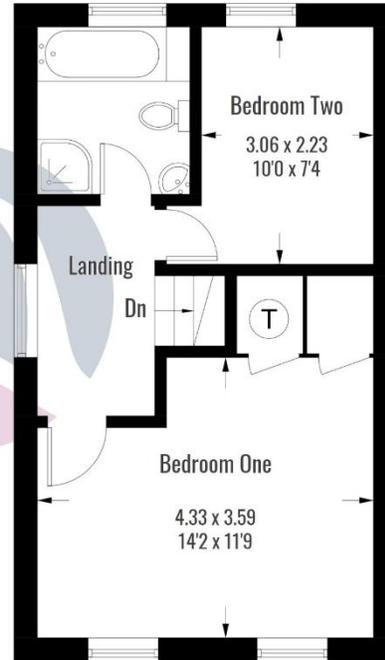
FLOORPLAN

APPROXIMATE GROSS INTERNAL AREA

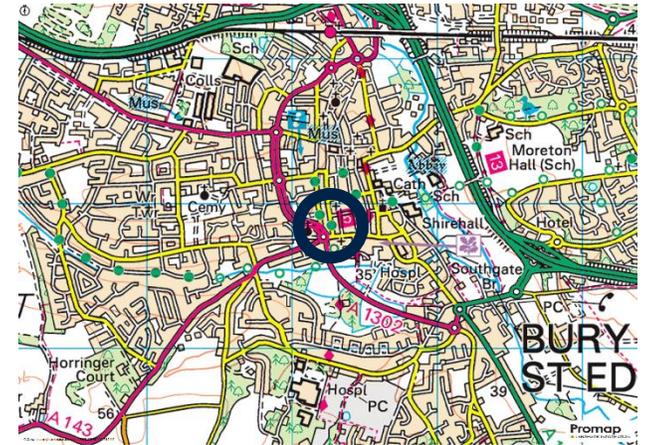
= 780 ft² (72.5 m²)



Ground Floor



First Floor



This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

GENERAL INFORMATION

TENURE

For sale freehold with vacant possession upon completion.

SERVICES & CHARGES

Mains water, drainage, gas and electricity.

AGENT'S NOTE: none of the services have been tested. There is an annual service charge of £300 for general communal maintenance of the parking and landscaped areas.

LOCAL AUTHORITY

West Suffolk Council (01284 763 233)

Tax band C – £1,942.11 (2025/26)

EPC rating C.

VIEWING ARRANGEMENTS

Strictly by prior appointment through the seller's sole agent: Whatley Lane. If there is anything of particular importance, please contact us, especially before embarking upon your journey to view the property.

DIRECTIONS (IP33 3PJ):

From London/Cambridge/Newmarket (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 West'. Take the A134 and follow signposts to the town centre, at the third roundabout head north into Southgate Street and follow the road until turning into Westgate Street passing the Theatre Royal on your left hand side and Greene King brewery on the right hand side.. At the roundabout, take the third exit into A1302 Cullum Road. At the next roundabout, take the third exit forth exit looping back on yourself where a concealed entrance drive can found before the next junction, marked by our For Sale board.

From the town centre (on foot) leave the Market Square and Arc shopping centre, proceed down St. Andrew's Street into Angel Hill and either continue along through the Abbey Gardens crossing the River Lark to Vinefields or walk along Eastgate Street.



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