



Northgate Street, Bury St. Edmunds, Suffolk, IP33 1HY

**MARK · EWIN**  
BURY ST EDMUNDS

## Northgate Street, Bury St. Edmunds, Suffolk, IP33 1HY

A beautifully presented and characterful property, ideally situated within easy reach of the town centre and local amenities.

The accommodation is both spacious and versatile, beginning with an inviting entrance hall/snug accessed from the garden and leads through to a superb open-plan sitting and dining room, featuring exposed beams and an attractive brick fireplace. The dining area provides access to the fitted kitchen, which is well-equipped with a range of wall and base units, wooden worktops, a butler sink, and direct access to the garden. The property also offers a cellar.

The ground floor also benefits from a generous study, which could equally serve as an additional bedroom, alongside a conveniently positioned bathroom.

On the first floor, the landing leads to three bedrooms, one of which benefits from built-in wardrobes and could alternatively be used as a dressing room. A family bathroom fitted with a bath and shower attachment, wash basin, and WC completes this floor.

The second floor offers two further bedrooms, including an impressive principal bedroom with vaulted ceilings, exposed beams, and built-in cupboards. A useful storage room is also accessed from the landing.

Externally, the property enjoys an attractive walled garden featuring a patio seating area and well-stocked planted borders with a variety of flowers and shrubs. To the side of the property is a driveway providing off-road parking. Agents note: This property is Grade II Listed and situated within a conservation area.

### Additional Information

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are available in this area. (Source Ofcom)

Broadband: Standard, Superfast & Ultrafast are available in this area. (Source Ofcom)

Services: Mains Gas, Electric, Water & Drainage. Heating via gas central heating. (Please note that none of these services have been tested by the selling agent.)



### Directions

Heading down St Johns Street, at the the roundabout take the third turning At the next roundabout take the third turning into Northgate Street where the property can be located on the left hand side.

### Location

The historic market town of Bury St Edmunds provides an extensive range of shopping facilities, including the Arc Shopping Centre. There are also excellent educational, recreational and cultural facilities and for those needing to commute there is convenient access to the A14, which provides links to Cambridge, Ipswich and London / Stansted Airport via the A11/M11. The railway station at Bury St Edmunds offers a link to mainline services to London Liverpool Street and Kings Cross.

**Accommodation:**

Entrance Hall / Snug Room 12' 10" x 14' 3" (3.92m x 4.34m)

Sitting Room 15' 8" x 14' 3" (4.77m x 4.35m)

Dining Area 11' 9" x 13' 2" (3.59m x 4.02m)

Kitchen 10' 1" x 14' 4" (3.08m x 4.38m)

Study 10' 8" x 14' 3" (3.24m x 4.34m)

Hallway 6' 7" x 3' 7" (2.00m x 1.09m)

Bathroom 6' 7" x 8' 6" (2.00m x 2.58m)

Landing 18' 8" x 15' 6" (5.69m x 4.73m)

Bedroom 9' 10" x 15' 10" (3.00m x 4.83m)

Bedroom 12' 0" x 12' 10" (3.66m x 3.92m)

Bedroom 7' 7" x 12' 11" (2.31m x 3.93m)

Bathroom 8' 4" x 7' 9" (2.55m x 2.36m)

Landing 2' 9" x 11' 8" (0.84m x 3.56m)

Bedroom 14' 5" x 14' 4" (4.39m x 4.37m)

Walk-In-Wardrobe 5' 1" x 4' 4" (1.55m x 1.31m)

Bedroom 8' 4" x 8' 4" (2.55m x 2.53m)

Walk-In-Wardrobe 5' 0" x 7' 0" (1.53m x 2.14m)

**Additional Information:**

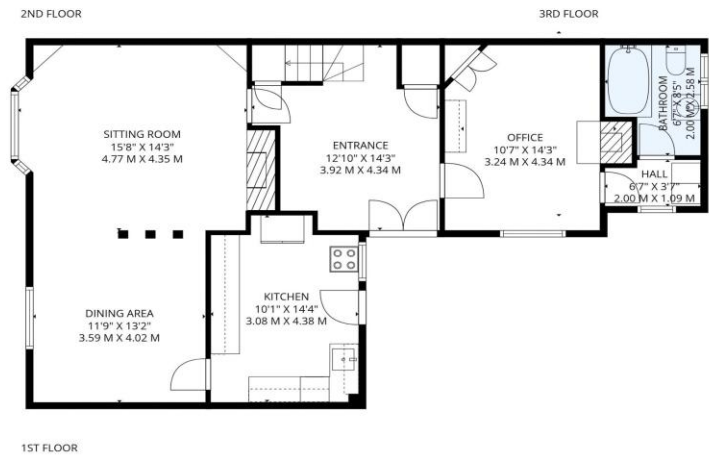
Council Tax Band: E

EPC Rating: TBC

Tenure: Freehold

**Offers Over £550,000  
Freehold**





All Measurements are Approximate, and floor plans are for illustrative purposes only.



**MONEY LAUNDERING REGULATIONS 2003:** Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**PLEASE NOTE:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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