



**Abbots Gate, Bury St. Edmunds**

**Sheridans**



# Abbots Gate, Bury St. Edmunds IP33 2GB

Sheridans are pleased to bring to the market this immaculately presented modern townhouse within walking distance of the town centre offering extremely spacious and flexible accommodation over three floors with a refitted kitchen/breakfast room, three luxury bathrooms, as well as a low maintenance attractive landscaped south facing rear garden, a covered carport and with an additional parking space.

The living accommodation in brief is as follows: Entrance into property via the front door into a deceptively sized hallway which accesses the downstairs cloakroom, the modern refitted and well equipped kitchen with space for a dining table as well as the rear aspect sitting room with a light and airy aspect including French doors opening onto the garden. On the first floor there are three bedrooms, one of which benefits from an en-suite shower room with the other two good sized rooms having the potential to be used as additional reception rooms as well as a separate family bathroom.

On the second floor there is an impressively expansive dual aspect master bedroom suite with built in wardrobes served by its own large shower room with twin wash hand basins.

### Outside

To the rear of the house is a thoughtfully laid out, low maintenance, landscaped south facing walled garden with gated access to the parking area. The vendors have recently fitted a quality automated awning system offering shade from the sun or shelter from the rain. There is a covered carport with a tiled pitched roof that provides one space and an additional space in the parking area.

### Directions

Heading towards the hospital from the Cullum Road roundabout via Wilks Road. After several hundred yards on the corner turn right on

Barons Rd, then take the second right onto Laundry Lane and continue into Abbots Gate and the property can be found on the left hand side.

### Location

The property is perfectly situated in a quiet area only 10 minutes walk from the historic town centre. It is close to well-regarded schools and sports facilities, and uniquely independent shops (as well as well known high street stores, and including a Waitrose supermarket and Marks and Spencer Food Hall just a short walk away), and the beautiful parks, cinemas, theatres and restaurants for which the town is famously known as the 'jewel in the crown of Suffolk'. The house is close to everything that gives Bury its distinct reputation for bringing together the best of old and new, with its rich history and its broad range of venues for dining, shopping and relaxing. These include an impressive fresh produce market every Wednesday and Saturday and the famous burgeoning Christmas market which features artisans, world cuisine stalls, Victorian funfair attractions and a carol service. The town is renowned for its beautiful Cathedral and for the leafy and floral Abbey Gardens with its impressive medieval ruins, all just a short stroll down from the colourful boutiques and cafe culture of the town centre.

It is easy to see why people want to settle in Bury and make it their home. This property is close to the excellent rail and road networks which make London and Cambridge easily commutable, along with giving access to the fine range of town, country and coastal destinations of East Anglia. Additionally, for international destinations, Stansted Airport is only about an hour's door-to-door journey from the house.

### Services

Mains electricity, gas, drainage and water. Heating - Gas boiler  
Council Tax: West Suffolk Band: E

# Offers In The Region Of £425,000

- Beautifully presented modern townhouse
- Walking distance to the town centre
- Four good sized bedrooms
- Well proportioned refitted modern kitchen/breakfast room
- Well appointed rear sitting room
- Three bathrooms and downstairs cloakroom
- Low maintenance attractive rear garden
- Carport and allocated parking

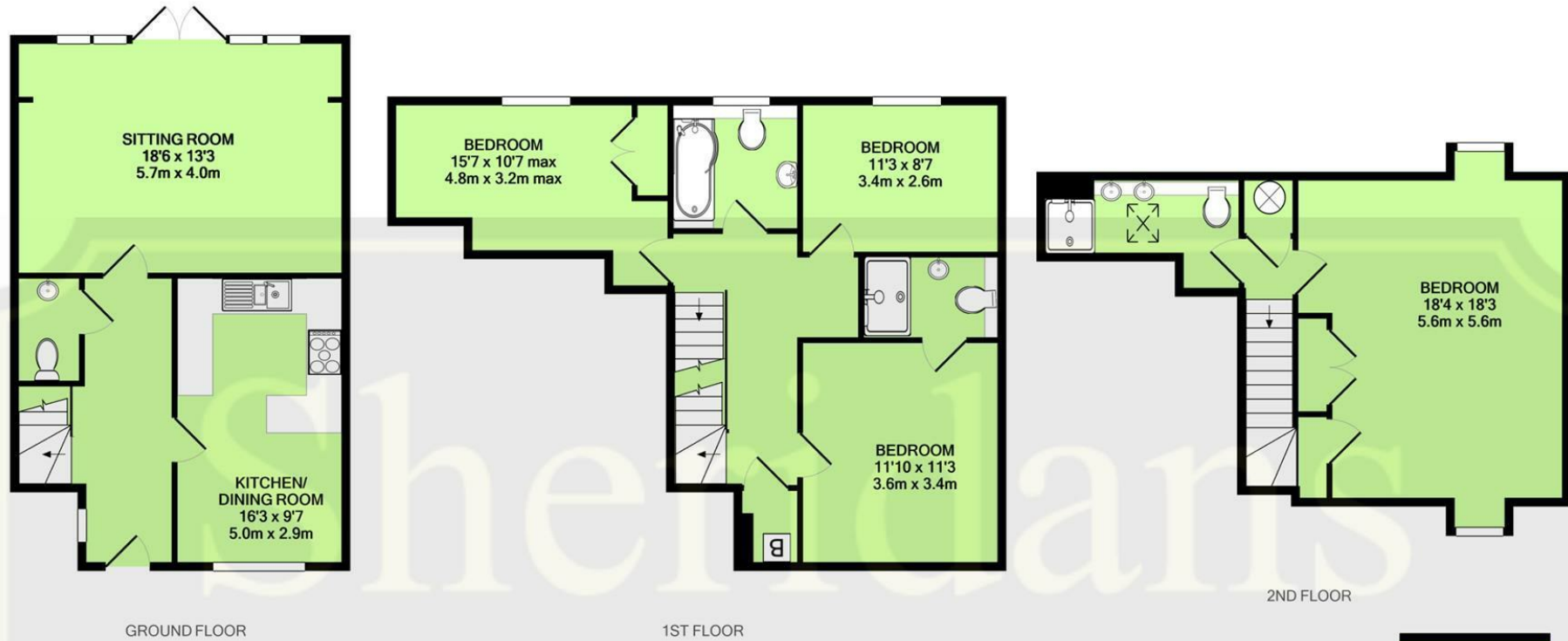
Broadband speed: Up to 1000 mbps available (Source Ofcom)  
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: No Risk. Surface Water: High Risk (vendors have had no problems in the last 5 years).

EPC Rating: C

Parking: A covered carport and with an additional parking space.





TOTAL APPROX. FLOOR AREA 1485 SQ.FT. (138.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.

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