



Northgate Street, Bury St. Edmunds

Sheridans



Northgate Street, Bury St. Edmunds IP33 1HP

Guide Price £595,000

Occupying a prominent position within one of Bury St Edmunds' most sought-after and historic streets, this charming period townhouse offers beautifully proportioned accommodation arranged over three floors, complemented by a secluded courtyard garden and detached garage.

Rich in character and enjoying an attractive mix of traditional brick and flint elevations, the property displays many of the qualities associated with the town's historic architecture whilst providing practical accommodation extending to approximately 1,690 sq.ft.

The ground floor centres around two generous reception rooms, with the sitting room providing a comfortable everyday living space and the impressive dining room offering an excellent setting for entertaining. The rooms enjoy excellent proportions and a natural flow, creating a wonderful balance between formal and informal living. Beyond lies the kitchen together with a ground-floor bathroom and useful ancillary space.

Arranged over the upper floors are four particularly well-proportioned bedrooms. The principal bedroom is an especially impressive room extending to almost 20ft in length and enjoys a charming bay window, then a second substantial bedroom and shower room occupy the first floor. The top floor provides a further large double bedroom with extensive fitted storage, creating an ideal guest suite, home office or principal retreat and a single bedroom.

Outside

Outside, the property continues to impress. To the rear, a delightful

walled courtyard garden provides a private and sheltered setting for outdoor dining and entertaining. Mature planting softens the space, creating an attractive and established environment within the heart of the town. A detached garage offers valuable storage and parking, an increasingly rare commodity in such a central location.

Location

The property is perfectly situated in a quiet area only 5-10 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 Waitrose and Marks and Spencer supermarkets, 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. 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.

- Attractive period townhouse in a prime town-centre setting
- Characterful brick and flint elevations
- Approximately 1,690 sq.ft of accommodation
- Four generous bedrooms arranged over three floors
- Two substantial reception rooms
- Kitchen and ground floor bathroom
- First floor shower room
- Enclosed courtyard garden with mature planting
- Detached garage
- Walking distance to Abbey Gardens, town centre amenities and railway station

Directions

From Angel Hill Turn left at the traffic lights into Northgate Street and the property can be found on the right hand side.

Services

Mains electricity, water and drainage are connected. Gas fired radiator central heating

Council Tax: West Suffolk. Band: D

Broadband speed: Up to 1800 mbps available (Source Ofcom)

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

Flood Risk: Low Risk

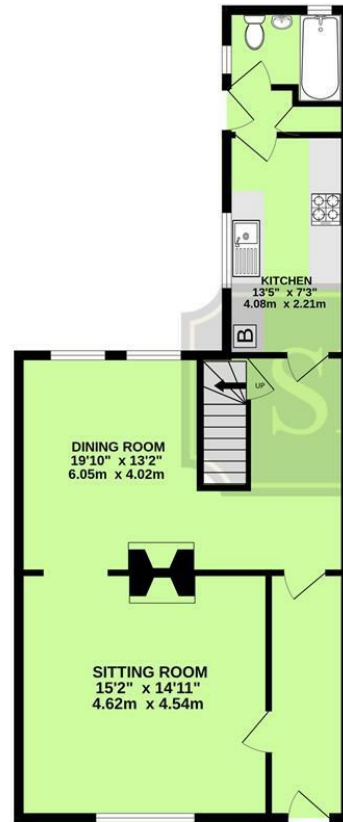


GROUND FLOOR

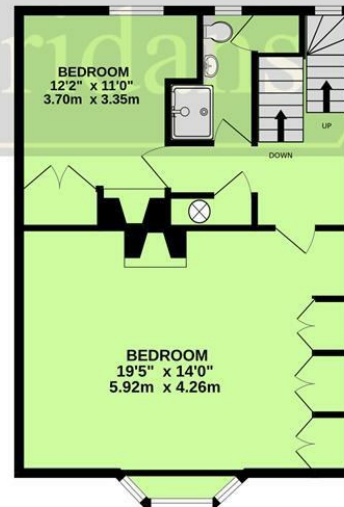


TOTAL FLOOR AREA : 1690sq.ft. (157.0 sq.m.) approx.

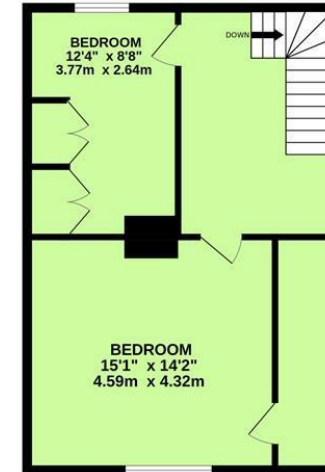
Measurements are approximate. Not to scale. Illustrative purposes only
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1ST FLOOR



2ND FLOOR



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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