



Risbygate Street, Bury St. Edmunds

Sheridans



# Risbygate Street, Bury St. Edmunds IP33 3AQ

Offers Over £665,000

This stunningly elegant Victorian property is offered in immaculate condition and is within walking distance of the heart of the charming market town of Bury St Edmunds.

This stunningly elegant Victorian property with high ceilings in many rooms is offered in immaculate condition and is located within walking distance of the heart of the charming market town of Bury St Edmunds. Situated over 4 floors, the property offers circa 2000 sqft of well-proportioned and flexible living accommodation, sitting within low-maintenance gardens and offering off street parking. Particular benefits include a large kitchen/breakfast room, en-suite bedroom, a basement floor providing two further good sized rooms further adding to the flexible living space.

Accommodation is as follows: Entrance hallway and cloakroom with solid oak flooring, wooden panelling, WC and wash basin. An inner hall with oak floors offers access to the sitting room, kitchen/breakfast room, first floor and basement floor. The sitting room is a bright and spacious room with many original features including walk in bay window, high ceiling, cornicing and picture rail, limestone fire surround with multi-burning fire and slate hearth. The kitchen/breakfast room has a range of wall and base units under a solid oak worktop, oak flooring, Rangemaster cooker with hood over and spot lighting. A large bay with French doors leads down steps onto the small but perfectly formed garden. The utility area has a solid oak worktop and shelving, with plumbing for washing machine and tumble dryer. Stairs lead to the basement which is split into a large multi purpose room which could be used as a fourth bedroom or cinema room and a further room.

On the first floor is an expansive master bedroom with large walk in bay window with views to front aspect, range of fitted wardrobes, built-in under stair cupboard, cornicing and picture rail. Bedroom three has a sash window offering views to rear aspect.

Bedroom two, on the second floor, has views to front, recessed vanity area and carpeted eaves storage. The en-suite comprises a large corner shower, wash hand basin, heated towel radiator rail.

### Outside

The property is accessed via cast iron gates, and is fronted by a pretty garden and small courtyard. The attractive, low-maintenance rear garden is bordered by fencing and established shrubbery, and has a raised terrace with steps leading down to a synthetic lawn. A gate offers access to parking at the rear of the property, and there is a further parking space available by permit on Springfield Road.

### Situation

The historic market town of Bury St Edmunds offers an excellent range of schooling, shopping and recreational facilities and amenities. Convenient access is gained to the A14 dual carriageway, linking with the East coast ports, while the M11 motorway provides access to London. The railway station provides services to Cambridge, Norwich and Ipswich, from which one can connect to London. A commuter rail link is available at Stowmarket.

### Directions

Leaving Bury via Risbygate Street, proceed straight over the roundabout onto the continuation of Risbygate Street, where 75c can be found after a short distance on the right hand side, next to the entrance of Chancellery Mews. Parking can be found behind the property which is accessed via Springfield Road and then after 30 yards turning into Springfield Mews under the archway and by bearing right. The parking space for 75c is the last one on the left.

[what3words.com/thudded.puzzled.comically](http://what3words.com/thudded.puzzled.comically)

- 3/4 Bedrooms over 4 floors
- Approximately 2,000 sq ft
- Walking distance to town
- Good decorative order and finish
- Feature high ceilings
- Parking for one vehicle and additional permit parking
- Attractive low maintenance landscaped garden
- No onward chain

### Services

Mains water and electricity. Gas central heating.

Council Tax: West Suffolk Band: E

Broadband speed: Up to 1000 mbps available (Source Ofcom)

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

Flood Risk: Very Low Risk





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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