



Westgate Street, Bury St. Edmunds

Sheridans



Believed to have been built in 1837, this particularly elegant Grade II listed townhouse showcases traditional brick and flint construction beneath a plain tiled roof and is offered with no onward chain. Rich in character the property offers charming accommodation and retains a wealth of original features, including heavily timbered beams, sash windows, and inglenook fireplaces.

Enjoying a prominent position on the edge of the historic medieval town grid, the house is ideally situated just a stone's throw from the Theatre Royal and the town centre—offering both cultural vibrancy and everyday convenience.

Lovingly improved over the years the property is deceptively spacious and has gas fired radiator central heating. The charming accommodation currently in brief comprises panelled entrance door to the sitting room being a cosy reception room with many exposed timbers, wooden flooring, large red brick inglenook fireplace, sash window to front and stairs off to the first and second floors. Flagstone floor with underfloor heating and a freestanding cooker with gas top; plate warmer; hot plate and double electric ovens. The fridge freezer and washing machine are freestanding and included in the sale all within the bespoke hand built kitchen. There is a leather seated nook with ample storage underneath opposite the door to the private courtyard. Useful ground floor cloakroom with hand wash basin and WC. The cellar has been converted to form a versatile reception room with large red brick inglenook and oak flooring.

On the first floor is a landing with door to storage cupboard and 2 bedrooms each with decorative fireplaces and exposed

floorboards. The bathroom has a bath, wash hand basin and WC, the bathroom also has a built in mains shower above the bath. On the second floor is the principal bedroom with a striking vaulted ceiling; original fireplace; exposed timbers and fitted cupboard, completing the accommodation.

#### Outside

To the rear of the house is a charming small courtyard area.

#### Location

The property enjoys a prominent setting on the edge of the historic medieval town grid within a stones throw to the town centre. Bury St Edmunds in Suffolk is a unique and dazzling historic gem. An important market town with a richly fascinating heritage, the striking combination of medieval architecture, elegant Georgian squares and glorious Cathedral and Abbey gardens provide a distinctive visual charm. With prestigious shopping, an award-winning market, plus a variety of attractions and places to stay, Bury St Edmunds is under two hours from London and very convenient for Cambridge.

#### Directions

When entering the town along Westgate Street from the direction of the roundabout and Out Westgate, proceed past the St Edmunds Church and Primary School, and the house will be found on the right next to Friars Lane.

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#### Services

All mains services are connected to the property.

Agents note: Grade II listed house and conservation area.

The property benefits from rear access over neighbours garden for street access onto Friars lane

- Three bedrooms
- Charming Grade II Listed Period home in the town centre
- Spacious kitchen/breakfast room
- Front aspect sitting room with high ceilings
- Converted cellar/reception room
- Ground floor cloakroom
- First floor bathroom
- Characterful bedrooms
- Private courtyard garden
- No onward chain

Council Tax: West Suffolk Band: B

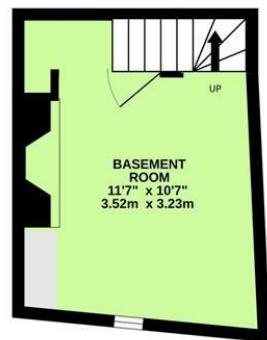
Broadband speed: Up to 1000 mbps available (Source Ofcom)

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

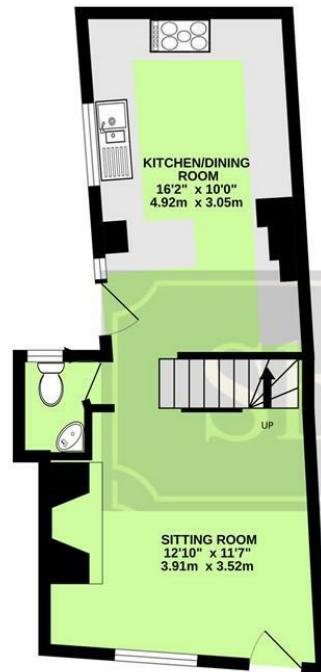
Flood Risk: No Risk



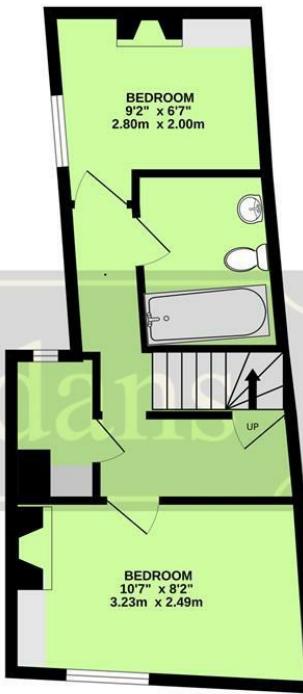
CELLAR



GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1119sq.ft. (104.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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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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