



High Baxter Street, Bury St. Edmunds

Sheridans



# High Baxter Street, Bury St. Edmunds IP33 1ES

Guide Price £545,000

A superbly located modern property literally in the heart of the town centre. This beautifully arranged three-storey townhouse with high ceilings, offers generous and versatile accommodation together with an integral garage with electric door and a private courtyard garden.

The ground floor welcomes you via an impressive spacious entrance hall, with stairs rising to the upper floors and access to the cloakroom, garage, and the impressive kitchen/dining room. Remodelled in recent years, this stylish space features an extensive range of contemporary fitted units with under-lighting, quality work surfaces and integrated appliances. Bi-fold doors open directly to the sheltered courtyard garden, creating an ideal environment for everyday living and relaxed entertaining. A cleverly designed utility cupboard provides discreet space for laundry appliances. The entirety of the ground floor benefits from tiled flooring with underfloor heating.

On the first floor, a well-proportioned sitting room enjoys a sash-style window and French doors to a Juliet balcony, providing a light and elegant reception space. Custom-built floor-to-ceiling cabinetry offers excellent storage. To the rear sits a comfortable double bedroom with built-in wardrobe, served by a contemporary bathroom with 'Jack and Jill' access, allowing either family use or a private en-suite arrangement.

The second floor provides two further generous bedrooms. The principal bedroom enjoys sash-style windows and a large fitted wardrobe. The additional bedroom features French doors opening onto a Juliet balcony overlooking the rear. A well-appointed

bathroom lies between the two rooms, fitted with both separate bath and shower, and arranged with 'Jack and Jill' access. A landing cupboard houses the hot water cylinder and gas boiler, with loft access provided via a folding ladder.

## Outside

The property benefits from an integral garage — a rare advantage in such a central location — and a low-maintenance rear courtyard garden offering a peaceful space to sit out and enjoy.

## Location

High Baxter Street occupies a superb and most convenient town centre setting only a few yards from Marks and Spencers, Abbeygate Street and all the excellent range of schooling, shopping and cultural facilities the historic cathedral town of Bury St Edmunds has to offer.

Bury St Edmunds is a picturesque, thriving market town which brings together the old and the new. The town benefits from a great collection of venues for eating, drinking, shopping, and relaxing, making it a great place to live, work, visit and study. The market town, with its impressive produce market every Wednesday and Saturday, is nestled in the heart of Suffolk. It is known for the Abbey Gardens and the ruins of the Abbey of St Edmund.

Bury is a very popular destination for locals and tourists to the area. Visit the old side of the town to see the Cathedral in all its glory, the medieval quarter of the town and the Abbey Gardens and the Abbey Ruins themselves, or browse the newer side of the town to discover its large assortment of shops, restaurants and entertainment centres.

- Superb central location
- A spacious & well-presented three storey townhouse
- High ceilings
- Three generous bedrooms
- Two bath/shower rooms
- Integral garage
- Courtyard garden
- Well-proportioned accommodation
- No onward chain

## Directions

(On foot) From Sheridans office proceed north along Whiting Street and turning right into Abbeygate Street, take the turning on the left into High Baxter Street where number 26 will be found a short distance further on the right hand side.

## Services

Mains water, electricity, gas and drainage.

Council Tax: West Suffolk Band: E

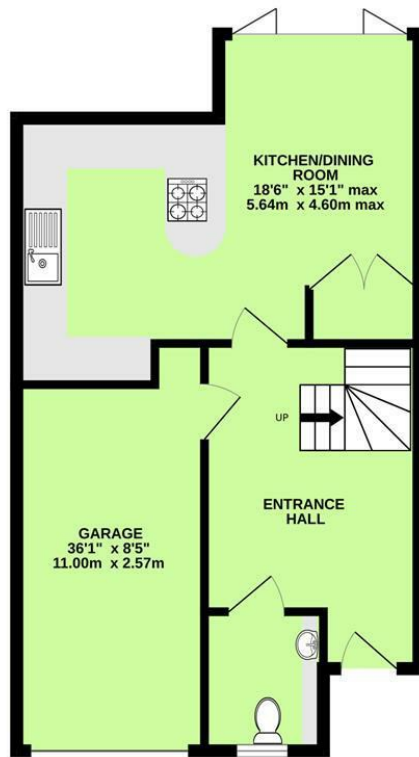
Broadband speed: Up to 275 mbps available (Source Ofcom)

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

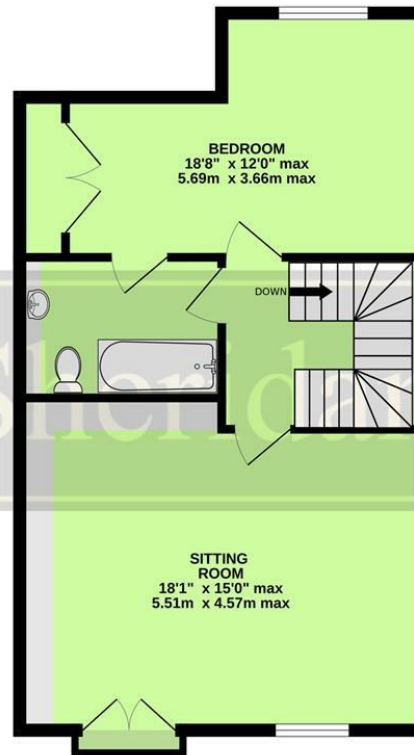
Flood Risk: Very Low Risk (Source gov.uk)



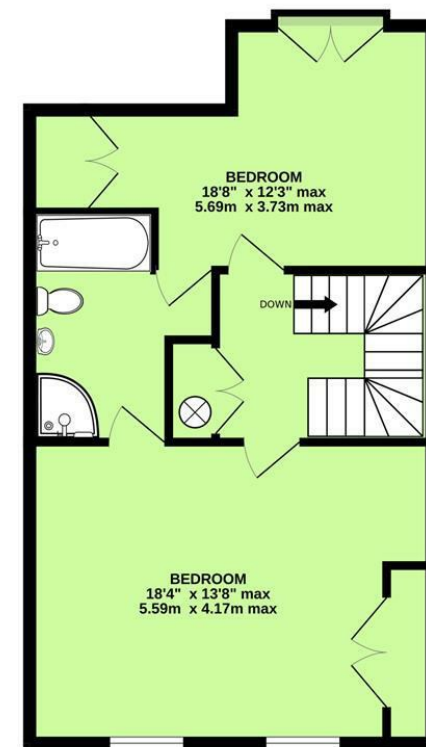
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1737sq.ft. (161.4 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.

**Sheridans Estate Agents**

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