

Stephenson Place, Bury St. Edmunds

Sheridans









Stephenson Place, Bury St. Edmunds IP32 6BF

Guide Price £465,000

Stylish four bedroom town house with parking in highly regarded town setting.

The property offers a surprising level of accommodation, with excellent proportions including high ceilings throughout creating a feeling of light and space. The property benefits from no onward chain.

On the ground floor, the spacious entrance hall with cloakroom off, leads to a good sized dining room/ study and to the lovely spacious kitchen/breakfast room which leads into the garden room, overlooking the delightful rear gardens. There is also the benefit of a useful utility room off the kitchen area.

On the first floor, there is an elegant sitting room with fireplace and Juliette balcony. The large principal bedroom features built in wardrobes, an en suite shower room and two pairs of french doors open on to a south facing balcony.

On the second floor, there are two further double bedrooms, a good sized single bedroom and a family bathroom. The landing features a good sized storage cupboard and a separate airing cupboard.

Outside
The enclosed rear gardens have been landscaped and have been designed for ease of maintenance. With paved patios and a range mature shrubs, the garden provides the perfect place for a glass of wine and alfresco dining. There is the benefit of two allocated parking spaces to the rear of the house.

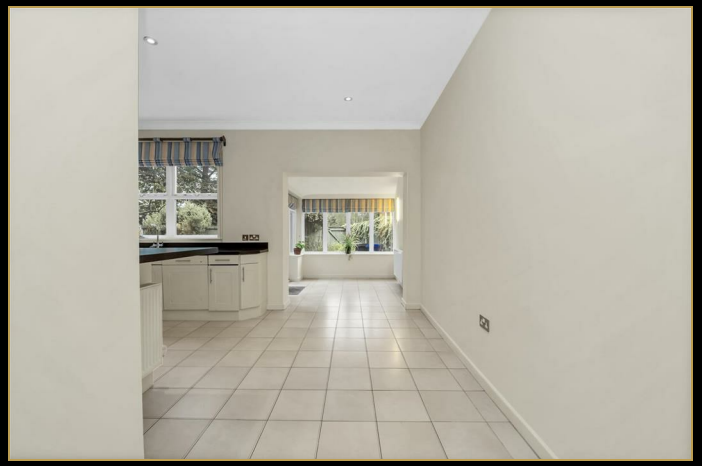
Location
Bury St Edmunds is one of Suffolk's most sought-after market towns, combining historic charm with excellent modern amenities. Renowned for its Cathedral, vibrant cultural scene, theatres, cinemas, restaurants and attractive green spaces, the town offers an outstanding quality of life. A traditional market operates twice weekly, complemented by a wide range of independent shops, cafés and national retailers.

The town benefits from excellent schooling, a strong community atmosphere and superb transport links, with easy access to Cambridge, Ipswich and beyond via the A14, as well as regular rail services.

Directions
From the town centre proceed along Northgate Street, proceeding straight across the Northgate roundabout onto Fornham Road. Turn left into Avenue Approach and at the top of the road, turn left into Northgate Avenue. Take the next right into Stephenson Place, where the property will be found further on the right.

Services
All mains services are connected. Gas fired radiator central heating.
Council Tax: West Suffolk Council Tax Band E
Broadband speed: Up to 5500 mbps available (Source Ofcom)
Mobile phone signal for: Three and O2 (Source Ofcom)
Flood Risk: Very low
Is there an amount each year for maintence of communal areas on the development please??

- Spacious modern four bedroomed townhouse
- Excellent proportioned rooms with high ceilings throughout
- Well equipped kitchen/breakfast room
- Separate utility room
- Elegant first floor sitting room
- Dining room/snug
- Principal bedroom with en-suite and south facing balcony
- Three further bedrooms
- Family bathroom, cloakroom
- Enclosed landscaped garden, two parking spaces









TOTAL APPROX. FLOOR AREA 1808 SQ.FT. (168.0 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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The Property Ombudsman

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