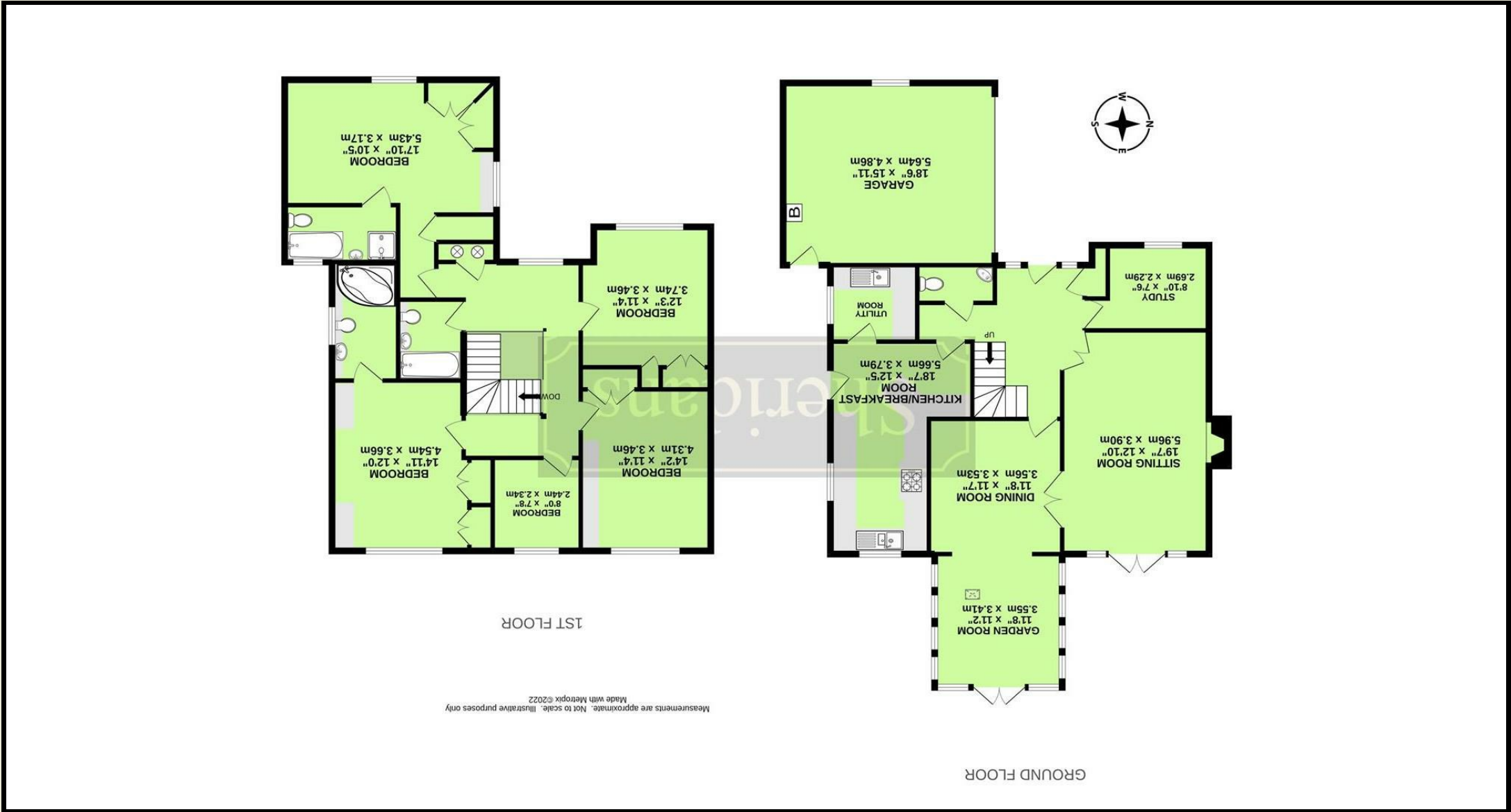




Governors Mews, Bury St. Edmunds

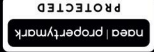


These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

Sheridans Estate Agents

Web: www.sheridans.ltd.uk Email: info@sheridans.ltd.uk

Registered in England No. 04461290
VAT Number: 794 915 378



Knightsbridge London Office
45 Pont Street,
London, SW1X 0BD
Tel: 020 7629 9966

Bury St. Edmunds Office
19 Langton Place,
Bury St Edmunds, IP33 1NE
Tel: 01284 700 018

Registered office: Sheridans Limited, 19 Langton Place, Bury St Edmunds, IP33 1NE



Governors Mews, Bury St. Edmunds IP33 2GA

Guide Price £750,000

A spacious five-bedroom home, built to a high standard in a private gated town development.

The Ridings, is one of five exclusive properties, built in a gated development to an exacting high standard of brick construction under a tiled roof. The hardwood double-glazed windows are finished in a lead-light effect and the interior of the property benefits from exposed feature oak timbers, oak internal doors complementing a fine oak staircase and of particular note is the splendid bespoke oak framed garden room which has been constructed to an exceptionally high standard.

Recessed front porch gives access to hall with central galleried staircase to first floor and door leading to a cloakroom. The study overlooks the front. The sitting room overlooking the rear, has a large inglenook style fireplace with brick surround and oak Bressummer and gas-fired wood-effect fire, double French doors to rear garden and twin doors lead to the dining room with door to hall and opening leading through to the magnificent oak and glass garden room. The kitchen/breakfast room with tiled flooring throughout, has a wide range of matching wall and base units built of oak in a Shaker-style beneath granite preparation surfaces and complemented by built in appliances and a separate utility room, offers additional storage units and sink. NB Please note that there is most definitely the potential to adjust the living space for a more open plan feel between the kitchen, dining room and garden room.

The light and airy galleried landing has doors leading to the five comfortable bedrooms (four having built in wardrobe cupboards).

The two largest bedrooms both have ensembles as well as a good sized family bathroom.

Outside

The property is approached through a gated private drive leading to a block-paved parking area in front of the property which gives access to a DOUBLE GARAGE 17'9" X 16' with up-and-over doors, courtesy door, window, power and light and gas fired boiler supplying central heating system. A path leads to the rear garden. Accessed from the garden room, kitchen or the sitting room is an enclosed walled garden which has been delightfully landscaped for ease of maintenance, with a terrace across the rear and gravel beyond, edged by low-brick planters, well stocked with a variety of plants and shrubs

Location

The house enjoys a unique secluded setting located on the southern edge of the town yet within a 10 minute walk to the historic centre. There are a number of scenic walks into and around the town, along the River Lark with a footpath leading directly to the Abbey gardens. The marvellous market town of Bury St Edmunds, with its impressive produce market every Wednesday and Saturday, is nestled in the heart of Suffolk. It is known for the Abbey Gardens, a ruined abbey right in the town centre. 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 itself, or browse the newer side of the town and the impressive Arc shopping area to discover its large assortment of shops, restaurants and entertainment centres.

- Spacious five bedroomed executive detached home
- Close to both town centre and major road links
- Three bathrooms including two ensembles
- Kitchen/breakfast room with attached utility room
- Stunning oak framed garden room
- Extremely well proportioned sitting room
- Dining room and separate study
- Double garage and driveway parking
- Attractive landscaped walled garden with side acces
- Vendor suited

Directions

When leaving Bury St Edmunds town centre, proceed south onto the A134 towards Sudbury. Continue along Sicklesmere Road and the entrance to Governors Mews, will be found on the left hand side.

Services

Mains electricity, water and drainage are connected. Gas fired radiator central heating. Council tax band F. EPC Rating D.

