



**Southgate Street, Bury St. Edmunds**

**Sheridans**







## Southgate Street, Bury St. Edmunds IP33 2AZ

**Guide Price £550,000**

Situated a short pleasant walk from the town centre is this splendid extended and refurbished individual home with parking.

An outstanding recently restored four bedroomed town house with charming part-walled garden, parking and situated only a short stroll to the town centre and Abbey Gardens.

Understood to have been built in the 19th century and extended in more recent years, this stunning town house provides a surprising level of beautifully presented and arranged accommodation, successfully fusing period character and modern living. The well-proportioned rooms offer high ceilings and large windows creating a light and airy atmosphere, coupled with features including shuttered sash windows, period style radiators and feature fireplaces.

The ground floor comprises of a wonderfully spacious extended and well-equipped kitchen/dining room with island and stylish Bi-Fold doors opening onto decking and the garden beyond, a spacious reception hall, superb sitting room as well as a study and cloakroom.

On the first floor the huge opulent bathroom boasts a central freestanding bath, an oversized separate shower as well as large high gloss luxury floor tiles.

The landing accesses a useful separate shower room and all four double bedrooms with two of those bedrooms being particularly light and airy with high ceilings and good sized front aspect sash windows.

### Outside

To the side of the house is a shared driveway leading to the rear of the house and to the area providing vehicle parking. The rear gardens are a charming feature being mostly laid to lawn and bordered by a high original brick and flint wall. Two paved terraces create ideal areas for outdoor entertaining and al-fresco dining.

### Location

The property enjoys a prominent setting within a short stroll to the Abbey Gardens and 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.

- Beautifully presented accommodation
- Four double bedrooms, huge luxury bathroom, shower room
- Sitting room with fireplace
- Spacious reception hall
- Study, cloakroom
- Well-equipped kitchen/dining room with Bi-Fold doors to garden
- Original features including shuttered sash windows and fireplaces
- Short stroll to Abbey Gardens and town centre
- Charming part-walled gardens
- Shared driveway leading to parking

### Directions

From the town centre proceed through St Mary's Square and into Southgate Street, where the property will be found further on the left just after Linnet House.

### Services

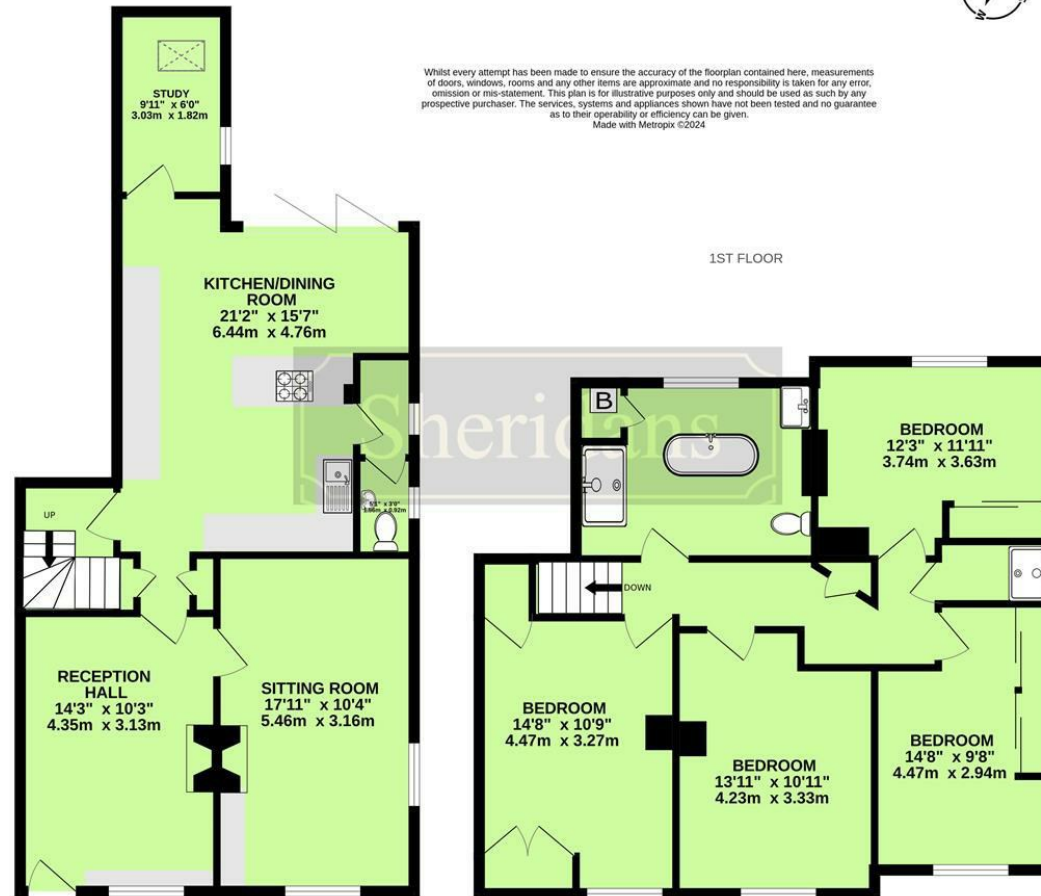
All mains services are connected. Council Tax Band C. EPC rating: C.



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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