

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.





Well Street, Bury St. Edmunds IP33 1EQ

Guide Price £725,000

The grade II listed property, understood to date from the mid to late 19th century presents gault and red brick elevations under a slate roof with a central panelled front door framed by an elegant portico and sash windows. The property retains a wealth of original features throughout including a fine original staircase with mahogany hand rail and original joinery including wide panelled doors, moulded ceilings, corbels and cornices and double hung sash windows some with sliding shutters and open fireplaces.

The spacious reception and staircase hall opens through to a drawing room which opens to the sitting room, where there is a return door to the staircase hall and a further door to the conservatory. There is an elegant dining room with a pair of glazed doors leading from the reception hall and a further glazed door to the conservatory. The well fitted kitchen/breakfast room offers a range of cream painted kitchen units, Butler sink, Aga and door leading to a terrace courtyard- perfect for alfresco dining.

The remaining ground floor accommodation comprises a well-fitted cloakroom, access to a basement providing potential for a games room or study area. Of particular note is an extensive conservatory which runs the full length of the rear of the house and features three sets of doors which open onto the garden terrace. The conservatory was hand built by a local joiner and features a triple layer roof covering.

On the first floor there is a master bedroom suite with dressing room and en suite shower room, a spacious family bathroom and guest bedroom as well as a separate

cloakroom. A further staircase leads to the second floor providing cloakroom and two further bedrooms, one with en suite shower cubicle.

Outside
The pleasant rear gardens, being of a larger than average size for the location, features an interesting landscaped garden mainly laid to paving measuring approximately one hundred and forty feet in length and being of a south westerly orientation. In addition there is a good sized timber summerhouse. At the front there is private parking for one small car and the property has the benefit of two parking permits allowing parking on allocated residents bays, a scheme also exists for visitor permits which can be purchased from the local authority.

Location
Well Street is rightly regarded as one of the finest addresses in Bury St Edmunds. The house occupies an imposing position on the west side of the street and sits within a conservation area. Well Street is a particularly popular address and features a pleasing mix of Georgian and Victorian housing with elegant villas and town houses. 15 Well Street is within easy walking distance of the town centre of Bury St Edmunds.

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, 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 to discover its large assortment of shops, restaurants and entertainment centres.

- One of the most prestigious locations in the town centre
- Impressive four bedroomed detached period home
- Great opportunity to improve and update
- Off road parking for one small vehicle
- Grand entrance hallway
- Sitting room
- Dining room
- Kitchen breakfast room
- Expansive conservatory
- Large cellar

Services
All mains services connected. Council tax band F.
Agent's note
The property is slightly linked to the neighbouring property on the ground floor.

