



Eastgate Street, Bury St. Edmunds

Sheridans



Eastgate Street, Bury St. Edmunds IP33 1XX

Guide Price £459,000

Beautifully presented three bedroomed town house only a stones throw from the Abbey Gardens and town centre.

Understood to have origins dating back to the early 17th century, Pink River Cottage is an outstanding Grade II listed home enjoying a prominent setting within the town and has been painstakingly restored and updated by the current owners to a particularly high level and with excellent attention to detail, resulting in a beautiful period home retaining a wealth of original features whilst possessing a most homely and comfortable atmosphere.

Benefitting from gas fired radiator central heating and double glazing throughout, the deceptively spacious accommodation currently in brief comprises of; an entrance hall of great first impression with solid oak flooring, cupboard and staircase off to first and second floors and door leading to the spacious sitting room, creating a room full of personality with features including exposed beams, window to front and of particular note is the large redbrick Inglenook fireplace with wood burning stove. The kitchen/dining room is a wonderful space beneath a fine high ceiling with feature large oak beams with warm Terracotta floor tiles underfoot. The kitchen is well-equipped with an extensive range of units providing plenty of drawer and cupboard space with space for a range oven and dishwasher. There is a walk-in pantry and the dining area situated at the end of the room, is an ideal area for entertaining with stylish French doors opening to the pretty rear gardens. The ground floor accommodation is completed by a spacious bathroom with free standing roll top bath.

On the first floor, a landing leads to a fantastic master bedroom

with two fitted wardrobe cupboards and a stylish shower room serves the remaining two bedrooms including the splendid second floor bedroom with built-in double wardrobe cupboard and window to front, completing the accommodation.

Outside

To the rear of the house is a delightful secret garden stocked with an abundance of flowering plants and shrubs whilst providing the occupants with a good degree of privacy and seclusion. Towards the end of the garden is a useful home office and adjoining workshop with door leading to a small area next to the River Lark.

Location

The property is perfectly situated within walking distance of the historic town centre and Abbey Gardens. It is close to well-regarded schools and sports facilities, uniquely independent shops and the beautiful parks, cinemas, theatres and restaurants for which the town is famously known as the 'Jewel in the Crown of Suffolk'.

This property is close to the excellent rail and road networks which make London and Cambridge easily commutable, along with giving access to the fine range of town, country and coastal destinations of East Anglia. Additionally, for international destinations, Stansted Airport is only about an hour's door-to-door journey from the house.

Directions

When leaving the town centre, proceed into Eastgate Street, where the property will be found on the left-hand side.

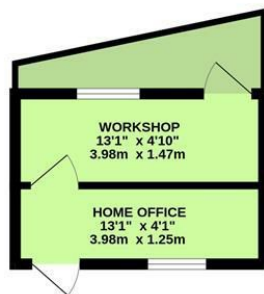
- Outstanding Grade II listed town house
- Stunning secret garden down to the river Lark
- Home office, workshop
- Wealth of original features
- Internal viewing essential
- Beautifully presented accommodation
- Stones throw from Abbey Gardens and town centre
- Three bedrooms, two bathrooms
- Sitting room with Inglenook fireplace
- Benefitting from secondary acoustic double glazing to the front elevation

Services

All mains services are connected. Council Tax Band C. Grade II Listed.

Hard wired internet throughout the property.





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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