Avenue Approach, Bury St. Edmunds

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Avenue Approach, Bury St. Edmunds IP32 6BA

Offers Over £310,000

This beautiful and spacious two-bedroom period property enjoys a bright and airy feel throughout and offers the perfect blend of traditional character and contemporary finishes. Situated in a highly sought after location the property further benefits from a pleasant landscaped garden and a calm and peaceful ambience both inside and out.

Having been tastefully refurbished over the years and believed to date back to the early 1900s, the property is of red-brick construction beneath a tiled roof and has been thoughtfully improved to create a stylish and welcoming home. The accommodation comprises in brief an oak front door opening into the entrance hall which leads through to the rear-aspect dining room, which flows seamlessly into the elegant sitting room. This attractive living space features exposed wooden floorboards, a stunning fireplace and front-facing window fitted with plantation shutters, flooding the room with natural light. The dining room provides access to the kitchen, which is fitted with a comprehensive range of contemporary units complemented by granite work surfaces. Integrated appliances include oven, gas hob and extractor hood, while there is additional space for further appliances. A side aspect window and door provide access to the rear garden. From the dining room, a further door leads down to the converted cellar. The versatile lower ground floor space provides valuable additional accommodation and is currently used for storage. However, it could equally serve as an occasional bedroom, home office or additional reception room, making it ideal for modern lifestyles and home working requirements. The first floor offers two well-proportioned double bedrooms, both tastefully decorated with the principal bedroom extending across the full width of the property. The bedrooms are served by a stylish family bathroom fitted with a traditional roll-top bath, separate shower cubicle, wash hand basin and WC.

Outside
Outside, the front garden is enclosed by a low retaining wall and wrought-iron gate and has been attractively hard landscaped with planted borders and specimen shrubs. The fully enclosed rear garden has been thoughtfully landscaped to create a peaceful and private outdoor sanctuary. A contemporary composite deck with glass balustrades provides an excellent entertaining and seating area, with steps leading up to a lawn bordered by established planting. A further decked area adjacent to the shed offers additional outdoor space, while rear lane access provides practical storage and convenient access for bins.

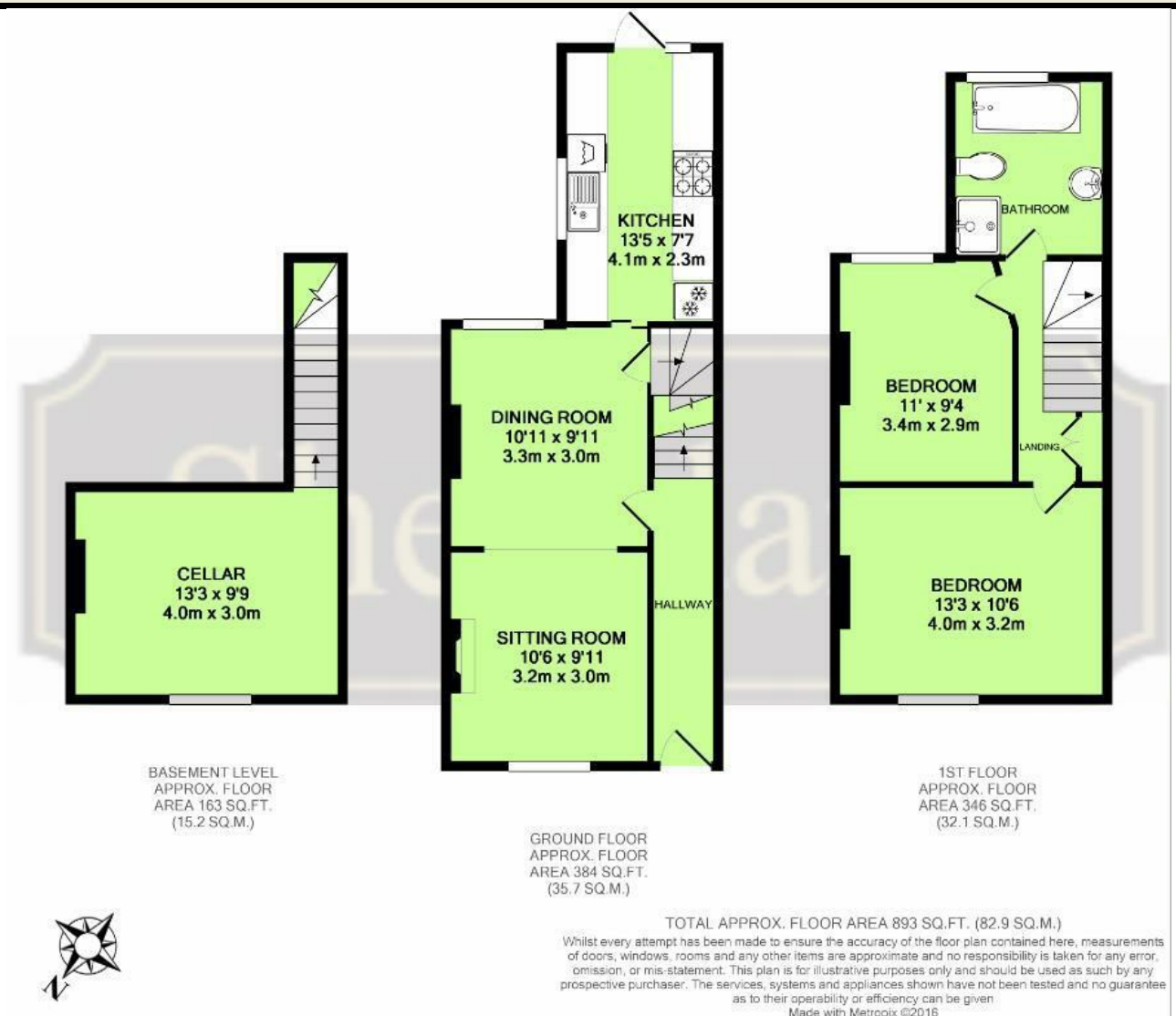
Directions
From the town centre head north along Northgate Street, proceeding straight across the roundabout into Fornham Road. Follow the road and turn left into Avenue Approach, where the property will be found on the left hand side.

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.

- Beautifully presented character home
- Updated to high standard
- Stunning first floor bathroom
- Open plan living area
- Useable Cellar room
- Two double bedrooms
- Landscaped garden
- Easy access to town and train station

Services
Mains electric, gas, water/drains are connected. Gas fired central heating
Council Tax: West Suffolk Band: B
Broadband speed: Up to 5500 mbps available (Source Ofcom)
Mobile phone signal for: Vodaphone, EE, Three and O2 (Source Ofcom)
Flood Risk: Very Low Risk



TOTAL APPROX. FLOOR AREA 893 SQ.FT. (82.9 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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