Victoria Street, Bury St. Edmunds

Sheridans

Victoria Street, Bury St. Edmunds IP33 3BD

Guide Price £595,000

A meticulously renovated semi detached bay fronted Victorian Villa offering stylishly presented accommodation displaying elegant proportions complemented by enclosed west facing gardens. The property has been newly restored to a particularly high standard with some works including new flooring and walls, wiring, heating (part under-floor), insulated walls, wood-burner and electrically controlled Velux windows, quality new kitchen with Miele appliances, bathrooms etc and is ideally located within easy walking distance of the town centre and train station. Combining period character with striking contemporary additions, this impressive home provides versatile and deceptive living space arranged over four floors.

The accommodation is approached through a wider than average entrance hall with door to the spacious sitting room with unique half vaulted exposed brickwork and re-built bespoke bay window with double glazed units, enjoying excellent natural light. Beyond, a delightful snug with fireplace with woodburner and door to cellar, leads through to the stunning open-plan kitchen/dining room, creating an ideal space for modern family living and entertaining. The kitchen has been thoughtfully designed with a stylish new kitchen finished to a high standard, with ample storage, work surfaces, Miele ovens and induction hob, Franke boiling water/filtered water tap, water softener and waste disposal. Direct access to the private courtyard garden. A useful ground floor shower room and cellar complete the lower accommodation.

Accommodation
The re-built staircase with bespoke steel balustrade to create a more gentle rise leads to the first floor landing and the two well-proportioned double bedrooms together with a stylish newly fitted family bathroom with under floor heating. The principal bedroom spans the full width of the property, whilst the second bedroom overlooks the rear aspect.

Occupying the entire second floor is an impressive third bedroom suite, offering a particularly spacious and versatile room complete with its own en-suite bathroom, making it an ideal principal suite or guest accommodation with large dormer window and roof light window overlooking the rear gardens.

Outside
Outside, the property benefits from a low-maintenance enclosed west facing garden finished with contemporary composite decking and attractive brick wall boundaries, providing a private space for outdoor dining and relaxation.

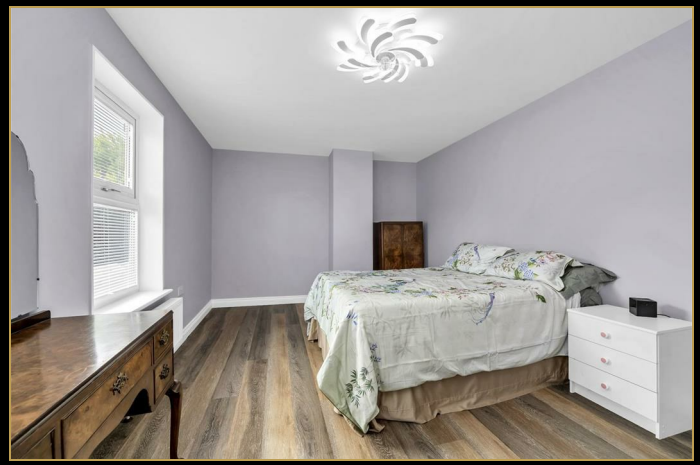
Location
Bury St Edmunds is one of Suffolk's most sought-after market towns, combining historic charm with excellent modern amenities. Renowned for its Cathedral, vibrant cultural scene, theatres, cinemas, restaurants and attractive green spaces, the town offers an outstanding quality of life. A traditional 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.

- Meticulously renovated semi detached Victorian Villa
- Walled west facing gardens
- Reception hall
- Large bay fronted sitting room with unique half vaulted feature wall
- Snug, under-floor heating, wood burning stove
- Extended well equipped kitchen/dining room with Miele appliances
- Ground floor shower room
- Cellar
- Three generous bedrooms including top floor bedroom suite, sylish family bathroom with under-floor heating
- Walking distance to the town centre and railway station

Directions
From the town centre proceed west along Kings Road. Turn right into Victoria Street. Follow the road, where the property will be found further on the left hand side.

Services
All mains services are connected to the property.
Council Tax D
No onward chain. Permit on street parking.
Broadband speed: Up to 1800 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: Very Low Risk for rivers and seas



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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