Kings Road, Bury St. Edmunds

Sheridans

Kings Road, Bury St. Edmunds IP33 3DR

Guide Price £325,000

Offered to the market with no onward chain, this attractive and deceptively spacious Victorian town house occupies a highly sought-after position just a short walk from the heart of historic Bury St Edmunds. Immaculately presented throughout, the property seamlessly combines characterful period features with modern comforts, benefiting from replacement windows and doors to parts whilst retaining much of its original charm, including exposed wooden floorboards, feature fireplaces and well-proportioned accommodation.

Traditional brick construction beneath a tiled roof, this attractive Victorian home offers beautifully presented and well-proportioned accommodation, blending period charm with modern convenience. In brief, a traditional front door opens into a welcoming entrance hall with staircase rising to the first floor. To the front, the elegant sitting room enjoys a pleasant outlook and centres around an attractive feature fireplace, creating a warm and inviting atmosphere. Beyond, the dining room provides a versatile reception space ideally suited to both everyday living and entertaining, featuring exposed wooden floorboards, a striking decorative fireplace and views over the rear garden. The kitchen is fitted with a range of modern units and preparation surfaces, complemented by an integrated oven, hob and extractor hood. Opening into a useful utility room with direct access to the garden, the layout offers excellent practicality. Furthermore, the property presents exciting future potential, with scope to extend the kitchen to the rear and side elevations, as demonstrated by neighbouring properties, subject to the necessary planning permissions and consents. A particularly notable feature is the highly versatile cellar, currently utilised as a bedroom, with air conditioning. Whilst formally described as a usable cellar under current regulations, it provides valuable additional space and could suit a variety of purposes including home working or hobbies

The first floor provides two well proportioned double bedrooms, with the principal bedroom extending the full width of the property. Both rooms are tastefully presented and enjoy an abundance of natural light. These are served by a modern family bathroom fitted with a contemporary suite comprising bath, wash hand basin and WC with separate shower enclosure.

Outside

Outside, the delightful south-facing rear garden is a particular highlight, enjoying excellent levels of sunshine throughout the day. Designed with ease of maintenance in mind, the garden is currently laid predominantly to lawn, providing an attractive and manageable outdoor space. However, for those with a passion for gardening, it also offers exciting potential to be further enhanced through thoughtful landscaping, well-stocked borders and colourful planting schemes. A substantial decked terrace adjoins the rear of the house, creating the perfect setting for al fresco dining, entertaining guests or simply relaxing and enjoying the surroundings. A gate provides convenient access across the neighbouring property to the front.

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.

- CHAIN FREE
- Kitchen and utility room
- Sitting room
- Dining room
- Useable cellar
- Two well proportioned bedrooms
- South facing garden
- Short walk into the town centre

Directions

Leave the town centre on Kings Road and proceed straight over the Parkway roundabout and then follow the continuation of Kings Road where the property can be found on the left.

Services

Mains electric, gas, water/drains are connected. Gas fired central heating.
Council Tax: West Suffolk Band: TBC
Broadband speed: 1800 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: Very low

TOTAL FLOOR AREA : 1087sq.ft. (101.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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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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