



24 Springfield Road, Bury St. Edmunds, Suffolk, IP33 3AR

Everything you could wish for in a Victorian townhouse – and a little bit more! If you appreciate the character and elegant proportions of the Victorian era and want to be within easy walking distance of the town centre, this attractively presented townhouse would seem ideal.

The house, which has been much improved and extended by the present vendors, offers a spacious range of accommodation arranged over 4 floors. The property is set in good-sized gardens and has a parking space to the rear.

- Beautifully presented and much improved Victorian townhouse
- Entrance hall, bay fronted sitting room with wood burner
- Spacious dining room, superb kitchen/breakfast/family room
- 3 Principle bedrooms plus converted cellar/bedroom 4
- Stylish refitted bathroom, shower room, gas fired central heating
- Enclosed gardens and off road parking to rear

Guide Price £490,000





General Information

The property is located approximately halfway down Springfield Road and is a short walk away from all town centre amenities. Springfield Road is considered to be one of the most sought after locations in the town and is made up mostly of Victorian and Edwardian properties.

Sometimes the moment you walk through the door of a property it just 'feels right' and we expect that is exactly the feeling you will get when you view this lovingly presented home. The property has been much improved by the present vendors who have sympathetically extended, updated and refurbished the house; Improvements have included refitting the bathroom, creating a shower room and a superb kitchen/breakfast/family complete with lantern roof and Velux windows, have been added to the rear of the house.

On the ground floor: the entrance hall, with wood flooring, leads to the sitting room with a shuttered bay window, recently installed wood burner and a continuation of the wood flooring. The dining area is of a good size and also features wood flooring and doors to the shower room and cellar. The stunning kitchen/breakfast/family room has been fitted to a high standard and the room is flooded with light courtesy of the lantern roof, Velux windows and bi-folding doors. The kitchen features quality appliances which include 2 x Neff ovens, a Neff hob and extractor hood and an integrated Neff washing machine and dishwasher. The cellar benefits from natural light making it suitable for a wide variety of uses including a home office, additional reception space or a bedroom.

On the first floor: A landing area leads to the stylish refitted bathroom and bedrooms. Bedroom 1 is a lovely light room with 2 shuttered windows and extensive built-in wardrobe space. A further staircase leads to the second-floor attic bedroom, which is of a good size and features built-in wardrobes and eaves storage.

Outside

The property is set back from the road, partly screened by mature hedging. The split-level rear gardens have been attractively landscaped for ease of maintenance. A large, brick wall/fence screened patio area is accessed by the bi-folding doors from the Kitchen/breakfast/family room, making it the perfect spot for alfresco dining. The remainder of the garden is laid to lawn and a large shed/workshop, with power and light connected, provides excellent storage and access to the rear off-road parking area. Springfield Road also benefits from residents' permit parking.

Council Tax Band – C

Directions

From the town centre continue down Parkway, at the roundabout turn left into Out Risbygate. Take the 2nd right hand turning into Springfield Road. The property will be seen on the left hand side, marked by our for sale board.

Reception hall

Sitting Room 12'2 x 10'3 plus bay window (3.71m x 3.12m plus bay window)

Dining Room

Cloak/Shower Room

Kitchen/Breakfast/Family Room 21'4 x 14'5 overall (6.50m x 4.39m overall)

Cellar 13'1 x 11'3 overall (3.99m x 3.43m overall)

First Floor Landing

Bedroom 1 12'3 x 11'8 (3.73m x 3.56m)

Bedroom 2 11'3 x 8'3 (3.43m x 2.51m)

Family Bathroom 10'0 x 7'9 (3.05m x 2.36m)

2nd Floor Attic Bedroom 13'11 x 11'0 overall (4.24m x 3.35m overall)

Workshop 15'5 x 9'0 (4.70m x 2.74m)

Gardens



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		





