Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

10 Victoria Street,
Bury St. Edmunds, IP33 3BB

Guide Price
£575,000

A very spacious townhouse occupying a highly desirable location

This substantially extended Victorian townhouse offers an excellent range of flexible accommodation arranged over three floors.

The property, which is being sold with the benefit of no onward chain, is conveniently located within easy walking distance of town centre amenities, including schools, shops, and restaurants.

Whilst the property has been generally well-maintained, it presents an opportunity for cosmetic improvements, making it a 'blank canvas' for transformation. With the right touch, this handsome house can be turned into a truly fabulous home.

- A substantially extended Victorian Townhouse
- Occupying a prime residential location
- Hall, bay fronted sitting room, family room
- Large kitchen/dining room, utility, cellar
- Master bedroom with en suite shower room
- 2 Further double bedrooms, family bathroom
- Small garage, enclosed landscaped gardens
- Gas central heating. NO ONWARD CHAIN

Sometimes, when you visit a property for the first time, you immediately sense its potential to become a wonderful family home, and that is certainly true of The Laurels. This property offers well-proportioned rooms with good ceiling heights and features the following:

Ground Floor: An open entrance porch leads to the entrance hall, which includes a staircase to the first floor and another descending to the cellar. The cellar is an excellent space that has been tanked, making it ideal as a home office, occasional bedroom, or even a home cinema.

The sitting room boasts a large bay window overlooking the front gardens. The former dining room, now a perfect family room, features doors opening to the garden. A substantial rear extension accommodates a large open-plan kitchen/dining room, fitted with underfloor heating, a range of units, ample appliance space, and room for both a large dining table and a sofa. Off the kitchen is a useful utility room with a cloakroom.

First Floor:
The landing includes a large cupboard housing the gas-fired heating and water system. The master bedroom is exceptionally spacious and could easily be divided into two spacious bedrooms if desired. It also features an en suite shower room. There are two additional double bedrooms and a spacious family bathroom with both a bath and a separate shower.

Outside: At the front of the property is a small garden enclosed by brick walling. A pair of gates open to a short driveway leading to the garage. While both areas are of reduced length, they could be adapted to create a larger parking space. The rear gardens have been professionally landscaped, featuring shaped flower and shrub borders along with a large patio terrace—ideal for entertaining.

COUNCIL TAX -BAND C
ENERGY PERFORMANCE RATING - F
COUNCIL - West Suffolk
SERVICES - Mains water, gas, electricity and drainage.
BROADBAND - Ofcom states Ultrafast broadband is available
Mobile - Ofcom states all mobile providers are likely.
WHAT3WORDS ///stance.whistling.frizz

Approx Total Area: 148.7 m² ... 1600 ft²

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