Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

5 Hospital Road,
Bury St. Edmunds, Suffolk, IP33 3JU

This handsome semi-detached townhouse is of late Victorian origin and still retains many lovely features of the era.

The property offers an excellent level of accommodation and has the potential to provide even more - should anyone wish to convert either the large cellar or spacious attic room.

Set in large established gardens and located just a short walk from the town centre this charming Victorian Villa is likely to have wide appeal.

- Exceptionally spacious semi detached Victorian townhouse
- Providing great potential to further enhance and extend
- Located in an established and highly sought after setting
- Hall, bay fronted sitting room, dining room, cellar
- 3 Large bedrooms, en suite, bathroom, attic bedroom
- Garden room, large private gardens, permit parking

Guide Price £450,000

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General Information

The property occupies an excellent setting within an established 'no through road', just a few minutes walking distance from the very town centre. Bury St. Edmunds offers an excellent range of shopping, educational and recreational facilities. The A14 can be easily accessed and provides a fast route to Ipswich, Cambridge and London via the M11.

From the moment you step inside this lovely house, you will be aware of its character and charm. As you wander around, you will no doubt find areas you could update or change, but by the time you leave, you will be excited to imagine all the possibilities this house holds.

Whether you are looking to move straight into a home or have desires to create your own 'Grand Design' this house is bound to be of interest. As previously mentioned, the property offers a generous level of accommodation, with well proportioned rooms and excellent ceiling heights. There are many original features of the era including ornate fireplaces and cornices.

Whilst the existing house has much to offer, there is also a huge amount of potential to extend and convert - making this house something of a unique opportunity - particularly as properties of this nature rarely come to the market.

On the ground floor: The entrance hall with stained glass door and exposed flooring gives access to both reception rooms. The sitting room has a lovely bay window and a Victorian Fireplace. The Dining Room is of a very good size and has another handsome fireplace and a door to the cellar.

The cellar has a good ceiling height and natural light - so would lend itself to be converted to either a home office, cinema room or additional bedroom. The kitchen is fitted with a range of cupboards, worktops surfaces and appliances and leads through to a utility area, cloakroom and garden room/conservatory.

On the first floor: The landing area gives access to all 3 bedrooms and the family bathroom. The master bedroom, with ensuite shower room, has another deep bay window, making the most of the natural light.

The landing also has a further staircase which leads up to the attic bedroom. The staircase is currently a little steep and although the attic room has previously been used as a bedroom by a previous owner it would take further conversion and building regulations to be able to be considered a permanent living space. In our opinion, this attic room is certainly large enough to make a large double bedroom with en suite facility if required.

Outside
The property is set back from the road behind small paved gardens and brick walling. A side access leads to the rear gardens which are of a very generous size and enjoy a south-facing aspect. The gardens are terraced with the top terrace immediately behind the house providing a lovely space to sit and relax. The remainder of the gardens are planted with a wide variety of mature trees and could possibly benefit from some re-landscaping - although currently provide a haven for wildlife.

Directions
If travelling by car, proceed along Westgate Street, crossing over the roundabout with Parkway into Out Westgate. At the traffic lights, turn right into Petticoat Lane. at the top of the hill by the sharp bend turn right into Hospital Road, when the property will be seen on the right-hand side,

Porch

Entrance Hall

Sitting Room 14'4 x 12'10 max overall (4.37m x 3.91m max overall)

Dining Room 13'6 x 13'9 max overall (4.11m x 4.19m max overall)

Kitchen 9'11 x 9'2 (3.02m x 2.79m)

Utility Room 7'5 x 6'6 (2.26m x 1.98m)

Cloakroom

Garden Room/Conservatory 13'5 x 13'3 max overall (4.09m x 4.04m max overall)

Cellar 15'11 x 13'1 (4.85m x 3.99m)

Master Bedroom 14'3 x 9'7 max overall (4.34m x 2.92m max overall)

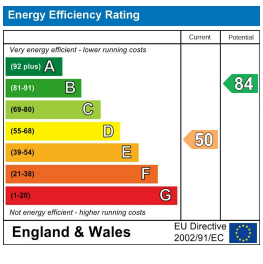
En Suite Shower Room

Bedroom 2 13'6 x 10'6 (4.11m x 3.20m)

Bedroom 3 10'1 x 7'4 (3.07m x 2.24m)

Family Bathroom

Attic Bedroom 14'11 x 12'9 max overall (4.55m x 3.89m max overall)



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Conservatory
WC
Utility Room
Kitchen
Dining Room
Hall
Sitting Room
Porch
Bedroom 3
Bathroom
Landing
Bedroom 2
Master Bedroom
Ensuite
Cellar
Eves
Attic Room
Eves

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