



Queens Road, Bury St. Edmunds

Sheridans







# Queens Road, Bury St. Edmunds IP33 3ES

Offers In Excess Of £475,000

Traditional bay fronted 3/4 bed roomed Victorian town house in sought after town location.

Understood to have been built in the early 20th century, this charming Victorian town house, provides a surprising level of elegantly proportioned accommodation possessing a most homely atmosphere. The house retains many original features and over the years, has been significantly improved with major alterations including the conversion of the cellar to create a particularly versatile added reception or occasional fourth bedroom with escape window and a loft conversion, creating a large double bedroom.

Benefitting from gas fired radiator central heating, the accommodation currently in breif comprises an entrance door with stained glass panels opening to the entrance hall with wooden flooring and stairs off to first floor. The sitting room is a charming bay fronted reception room and has been opened to the once separte dining room, creating an ideal space for entertaining. Feature fireplaces and sash windows are retained. The kitchen is fitted with a range of hand built units providing plenty of drawer and cupboard space beneath preparation surfaces. Within this room is a traditional pamment floor, French doors to the south facing rear gardens and door to the ground floor shower/cloakroom. The cellar has been converted to create an extra reception/snug or occasional bedroom with exit window to front.

On the first floor is a landing with stairs off to the second floor and doors to the two spacious bedrooms and luxurious family bathroom with free standing bath. On the second floor and a further double bedroom, completing the accommodation.

## Outside

A charming front garden welcomes you with an abundance of plants

and shrubs complemented by a neat hedge and a low retaining wall. A pathway leads invitingly to the front door.

To the rear, the fully enclosed garden, accessed through French doors from the kitchen is primarily laid to lawn with planted borders adding colour and interest in the Spring and Summer months. A secluded patio area provides the perfect spot for al-fresco dining, entertaining, or simply relaxing. At the top of the garden a large shed offers excellent storage space.

## Location

The property is perfectly situated within walking distance of the historic town centre. It is close to well-regarded schools and sports facilities, and uniquely independent shops (as well as well known high street stores, and including a Waitrose supermarket just a short walk away), and the beautiful parks, cinemas, theatres and restaurants for which the town is famously known as the 'Jewel in the crown of Suffolk'. The house is close to everything that gives Bury its distinct reputation for bringing together the best of old and new, with its rich history and its broad range of venues for dining, shopping and relaxing. These include an impressive fresh produce market every Wednesday and Saturday. The town is renowned for its beautiful Cathedral and for the leafy and floral Abbey Gardens with its impressive medieval ruins, all just a short stroll down from the colourful boutiques and cafe culture of the town centre.

It is easy to see why people want to settle in Bury and make it their home. This property is close to the excellent rail and road networks which make London and Cambridge easily commutable, along with giving access to the fine range of town, country and coastal destinations of East Anglia. Additionally, for international destinations, Stansted Airport is only about an hour's door-to-door journey from the house.

- Elegant bay fronted three storey Victorian town house with south facing garden
- Sought after town location only a short walk from town centre
- Original features including fireplaces, wooden flooring and sash windows
- Entrance hall
- Bay fronted open plan sitting/dining room
- Hand built kitchen with French doors to gardens
- Converted cellar/reception/occasional bedroom 4
- Shower room
- Three bedrooms
- Particularly spacious first floor bathroom with free standing bath

## Directions

When entering Queens Road from the direction of the town centre along Kings Road, the house will be found further on the left hand side.

## Services

Mains electricity, gas, drainage and water.

Heating - Gas fired central heating

Council Tax: West Suffolk Band: C

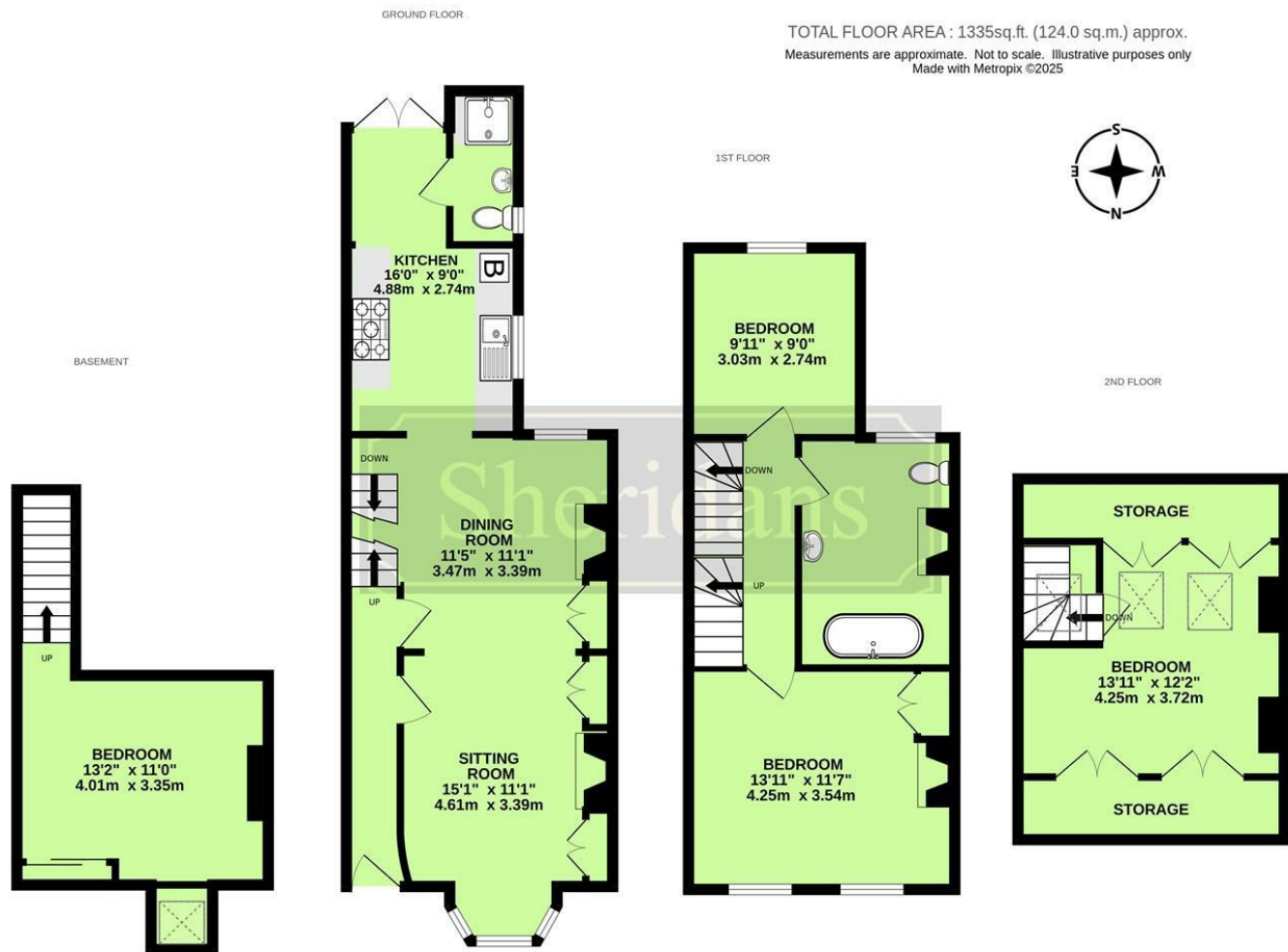
Broadband speed: Ultrafast - Up to 1800 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: No Risk

Please note the property is in a Conservation area.





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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