



Hospital Road, Bury St Edmunds

Sheridans



Hospital Road, Bury St Edmunds IP33 3JU

Guide Price £500,000

An elegant bay-fronted Victorian four-bedroom semi-detached townhouse with a huge south-facing garden, situated only a short walk from the town centre.

Built in 1900 and recently updated and improved, this wonderful Victorian townhouse offers newly decorated accommodation with a bright, airy atmosphere, excellent proportions, and high ceilings. The house retains a wealth of original features including large sash windows, fireplaces, wooden flooring, and is offered with no onward chain. A particularly unexpected feature is the exceptionally large south-facing garden, creating many opportunities and rarely found in townhouses so close to the town centre.

The accommodation, in brief, comprises an entrance hall with stairs to the first floor and a door to the elegant sitting room, which features fabulous high ceilings, a fireplace with woodburner, polished wooden flooring, and a large sash bay window to the front aspect, flooding the room with light. A pair of double doors opens to the dining room, creating an ideal space for entertaining, with stairs down to the converted cellar/studio and an opening to the kitchen, which includes built-in appliances and a door to the garden.

On the first floor, the landing has stairs continuing to the second floor and leads to three bedrooms and the family bathroom. On the second floor is the principal bedroom, with French doors opening to a Juliet balcony that affords far-reaching views across the town. Off this room is a large walk-in cupboard area and an ensuite shower room, completing the accommodation.

Outside

To the front is a traditional town garden set behind a red brick wall, with a quarry-tiled path leading to the front entrance. Gated side access, used solely by this property, leads to the rear gardens. The rear gardens are a real surprise, extending to approximately 0.17 of an acre in total. From the rear of the house, the gardens stretch around 170 ft to a much larger L-shaped area running behind the neighbouring properties, where there is a large timber shed/studio. The gardens are mostly laid to lawn and stocked with an abundance of mature trees, shrubs, and flower beds. Adjacent to the house is a terrace enjoying the southerly aspect.

Location

The property enjoys a delightful setting along a no-through road within a short stroll to the town centre. Bury St Edmunds in Suffolk is a unique and dazzling historic gem. An important market town with a richly fascinating heritage, the striking combination of medieval architecture, elegant Georgian squares and glorious Cathedral and Abbey gardens provide a distinctive visual charm. With prestigious shopping, an award-winning market, plus a variety of attractions and places to stay, Bury St Edmunds is under two hours from London and very convenient for Cambridge.

Directions

When proceeding down Hospital Road towards the town centre, pass The Dove public house, and the house will be found further on the right.

Services

All mains services are connected. Gas fired radiator central heating.

Council - West Suffolk Tax Band C.

- Elegant semi detached four storey Victorian town house
- Enormous "L shaped" south facing gardens
- Private side pedestrian access
- No onward chain, short walk to town centre
- Beautifully proportioned rooms retaining original features
- Bay fronted sitting room with woodburner
- Dining room, study
- Kitchen with built in appliances
- Second floor principal bedroom with balcony and ensuite shower
- Three further bedrooms, family bathroom

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

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

Flood Risk: Very Low Risk

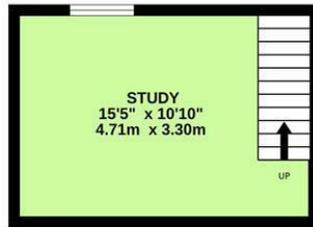


GROUND FLOOR

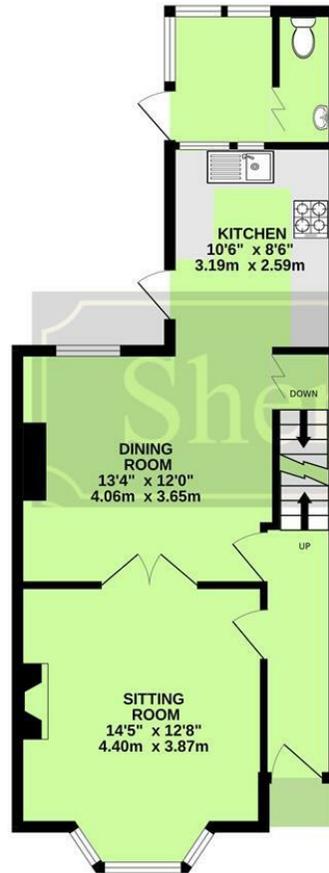
TOTAL FLOOR AREA : 1505 sq.ft. (139.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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BASEMENT



STUDY
15'5" x 10'10"
4.71m x 3.30m



KITCHEN
10'6" x 8'6"
3.19m x 2.59m

DINING ROOM
13'4" x 12'0"
4.06m x 3.65m

SITTING ROOM
14'5" x 12'8"
4.40m x 3.87m

1ST FLOOR



BEDROOM
12'0" x 10'8"
3.65m x 3.26m

BEDROOM
12'4" x 8'9"
3.76m x 2.67m

BEDROOM
12'4" x 7'1"
3.76m x 2.15m

2ND FLOOR



BEDROOM
12'2" x 11'11"
3.71m x 3.63m

EAVES STORAGE

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.

Sheridans Estate Agents

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