



**Tollgate Lane, Bury St. Edmunds**

**Sheridans**







# Tollgate Lane, Bury St. Edmunds IP32 6DF

Offers In Excess Of £250,000

A smart investment or ideal first home in a sought-after location.

Being within walking distance of the town and having been much improved to an extremely high standard by the current owner is this beautifully presented two bedroomed individual home with private parking and benefitting from a brand new kitchen and contemporary first floor bathroom which should certainly be viewed internally to fully appreciate the atmosphere on offer. Additionally the property is chain free.

The accommodation in brief is as follows: The living room is a light and airy space which is open plan to the dining room and is immaculately presented with bespoke shutters to the front aspect. From the dining room the space flows into the stunning luxury kitchen with a breakfast bar which has been fitted to a high quality with an extensive range of eye and base level units, high specification AEG and Bosch integrated appliances and bespoke worksurfaces.

On the first floor there are two bedrooms with the master bedroom being to the front aspect with bespoke shutters. The first floor bathroom is rear aspect with bespoke shutters and has been stylishly created with a really contemporary luxury feel comprising a white suite with a bath with a built in shower screen, wash hand basin with vanity unit under and a low level wc with the attractive tiling completing the space.

## Outside

The garden is a really lovely feature of this house being south facing and of a good size with an extensive area of decking

making the space ideal for al-fresco dining and/or entertaining friends and family. There is a paved pathway leading to gated access to the rear of the house, lane and private parking area which is a big benefit of this house.

## Location

The house is situated within walking distance of the town centre and the excellent range of schooling, shopping, recreational and cultural facilities historic Bury St Edmunds has to offer. Bury St Edmunds is a picturesque, thriving market town which brings together the old and the new. The town boasts a great collection of venues for eating, drinking, shopping, and relaxing, making it a great place to live, work, visit and study. The market town, with its impressive produce market every Wednesday and Saturday, is nestled in the heart of Suffolk. It is known for the Abbey Gardens, a ruined abbey right in the town centre. Bury is a very popular destination for locals and tourists to the area. Visit the old side of the town to see the Cathedral in all its glory, the medieval quarter of the town and the Abbey Gardens itself, or browse the newer side of the town to discover its large assortment of shops, restaurants and entertainment centres.

## Directions

From the town centre proceed north along Northgate Street, proceeding straight across the roundabout onto Fornham Road. Follow the road until reaching the traffic lights at the end of the road. Turn left onto Tollgate Lane and number 89 can be found, well set back from the road after approximately 400 metres on the left hand side.

## Services

Mains electricity, gas, drainage and water. Heating - Gas Combi

- Chain free individual home within walking distance of the town
- Much improved to a high standard by the current owner
- Stunning high quality kitchen
- High specification intergrated kitchen appliances
- Contemporary first floor bathroom
- South facing garden
- Private parking for one car with free on street parking
- Excellent access to the town and major road links

boiler

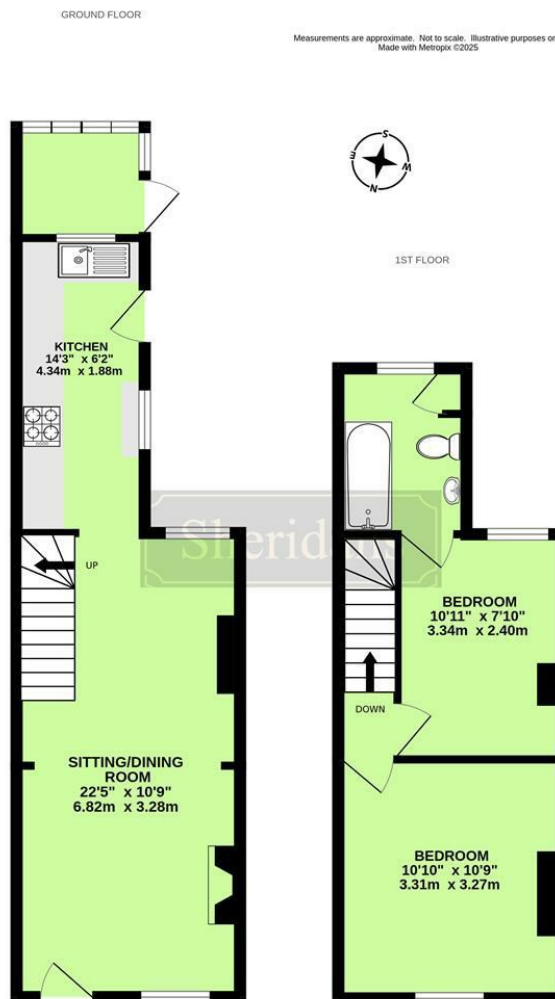
Council Tax: West Suffolk Band: B

Broadband speed: Up to 1000 mbps available (Source Ofcom)

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

Flood Risk: Very Low Risk





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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