Out Westgate, Bury St. Edmunds

Sheridans

Out Westgate, Bury St. Edmunds IP33 3NT

Guide Price £895,000

Much improved detached town house with annexe complemented by a stunning 3 bedroom detached coach house conversion, all with extensive vehicle parking and generous gardens.

The Rise - Detached House
Three Bedrooms, stunning Kitchen/Diner, large Sitting Room, Study, Utility.
Entrance Hall with stairs off to first floor and door to Shower Room. Study; with fitted shelving, window to side and opening to Sitting Room; with fireplace, window to front double doors opening to Kitchen Dining Room; a superb newly extended space with a light and airy feel beneath part glazed roof and stylish bi-fold doors to gardens. Modern range of newly fitted kitchen units complemented by an Island and integrated appliances. Utility Room; fitted units, sink and door to garden. On the first floor are three generous Bedrooms and a family Bathroom.

Annexe to The Rise - Self-contained
Self-contained one Bedroom Annexe with open plan Kitchen/Sitting Room.
Entrance door to Sitting Room with open plan kitchen area door to Bedroom; with window to rear and Wet Room.

The Coach House - Detached House
Two/three Bedrooms, very attractive open plan living area with large Kitchen/Diner, lift and Utility.
Spacious Studio, minimal running costs and underfloor heating throughout the ground floor.
Entrance door to Hall area opening to large Sitting Room with Study area. A splendid reception room with full length glazing and bi-fold doors to gardens. Kitchen/Dining Room, range of fitted units, Lift and stairs to first floor. Utility Room with sink, WC and cupboards. Large ground floor Bedroom with wall to ceiling cupboards, Dressing Room and cavernous en-suite Bath/Wet Room. On the first floor are 2 further Bedrooms, one used as a stunning artists Studio with doors to the terraced garden and the other with en-suite shower facilities.

With origins thought to date back to the early 20th century, this unique opportunity comprises a recently extended and much improved detached town house with adjoining single storey annexe, parking and generous gardens and further includes a stylish recently extended and converted Victorian detached coach house conversion providing a splendid level of flexible accommodation offering many unique and attractive features and benefitting from vehicle parking and gardens.

Outside
The property is approached through a pair of Bespoke Iron Gates opening to a driveway providing parking for several vehicles. Steps lead to an area of lawned garden serving both properties with terraces creating ideal areas for outdoor entertaining.

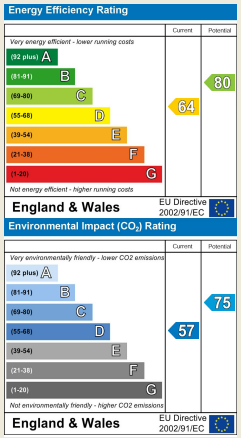
Location
The house enjoys a tucked away setting set back from the road behind iron gates, yet situated within a short walk of the town centre and the excellent range of schooling, shopping, recreational and cultural facilities historic Bury St Edmunds has to offer. The town boasts a great collection of venues for eating, drinking, shopping, and relaxing, making it a great place to live, work, visit and study.

Services
All mains services are connected. No onward chain. Council Tax Band D for both properties.

- Unique opportunity for 3 generational living
- Opportunity to generate substantial income
- Potential to operate large office from home
- Substantial storage throughout
- Generous garden measuring approx 0.22 of an acre
- Ample secure parking
- Walking distance to town
- VIEWING ESSENTIAL TO FULLY APPRECIATE THE SCALE AND FLEXIBILITY OF THESE HOMES

Directions
When leaving the town centre, proceed along Westgate Street and proceed straight over the roundabout onto Out Westgate, where the entrance and gates to the property will be found on the right hand side.

Agent's Note
EPC on last page of brochure refers to The Rise. EPC rating for The Coach House: Energy Efficincy Rating Current 76 Potential 86. Environmental Impact Rating Current 76 Potential 86.



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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