



**16 Brentgovel Street,
Bury St. Edmunds, Suffolk.**

**DAVID
BURR**



16 BRENTGOVEL STREET, BURY ST. EDMUNDS, SUFFOLK. IP33 1EB

The Cathedral town of Bury St Edmunds lies in West Suffolk at the heart of East Anglia famous for its Benedictine Abbey. The town has extensive facilities and amenities to cater for all walks of life and has exceptional transport links. The A14 bypasses the town and links the Midlands with the East coast. London via the M11 is 60 miles. The railway station offers services to Cambridge, Norwich and Ipswich with connections for London. A commuter rail link is available at Stowmarket.

A beautifully presented 4-storey town house of Grade II Listed status having been recently renovated to an exceptionally high standard including a bespoke kitchen and bathroom. The property has up to 4 bedrooms with a courtyard garden and **OFF-ROAD PARKING** to the rear of the property.

An extensively renovated Grade II Listed town house occupying a sought-after position in Bury St. Edmunds town centre with the benefit of off-road parking.

SITTING ROOM: With timber flooring and ornate feature fireplace with ceiling spot lights and window to the front aspect with a fitted shutter. Door to:-

Inner Hall: With stairs rising to first floor and door to:-

KITCHEN/DINING ROOM: Featuring a bespoke fitted kitchen with Quartz worktops including a waterfall effect Quartz island with integrated storage. Fitted appliances include a Bosch gas hob with an extractor over, Bosch dual ovens with warming tray under, fitted fridge and freezer, fitted dishwasher and Bosch washer and dryer. There is an inset Butler sink with drainer and mixer tap over with filtered water function. Finished with window to rear aspect with fitted shutters and stable style door to the terrace abutting the rear of the property. The kitchen/dining room is tastefully divided to afford a duality of space with ample room with a dining table and chairs. An ornate chimney stack has been retained and is useful for storage. Door to:-

CELLAR: Steps down to:- **BEDROOM:** With integrated storage and:-
CLOAKROOM: With white suite comprising WC and hand wash basin. There is a fire escape window to the front elevation.

First Floor

LANDING: With stairs rising to Second Floor and doors to:-

PRINCIPAL BEDROOM: A substantial double bedroom with sash window to front elevation with fitted shutters and integrated wardrobe.

FAMILY BATHROOM: Beautifully appointed with marble effect tiles and brushed bronze detailing, white suite comprising WC with dual handwash basins inset into vanity unit with mirrors over, walk-in shower with wet room style finish and freestanding slipper bath with mixer tap over. Stable style door conceals the water cylinder and water softener.

Second Floor

LANDING: With skylight window to rear.

BEDROOM: A spacious double bedroom with sash window to front aspect and fitted shutter.

BEDROOM 4/STUDY: A versatile space with eaves storage and skylight window to rear.

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Outside

The property has a terrace immediately abutting the rear of the property with steps leading up to the shared **PARKING AREA**, one space of which is allocated to 16 Brentgovel Street.

SERVICES: Main electricity, water and drainage are connected. Gas fired heating. **NOTE:** None of these services have been tested by the agent.

CONSTRUCTION TYPE: Brick.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: C - £1815 – 2024.

EPC RATING: D – report available upon request.

BROADBAND SPEED: Up to 1000 Mbps (source Ofcom).

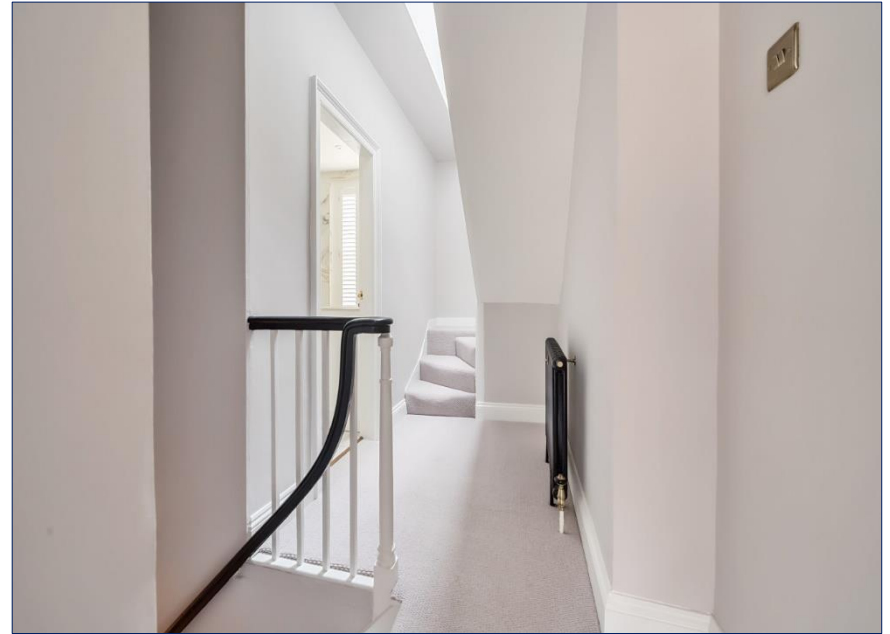
MOBILE COVERAGE: EE, Three, O2 and Vodafone (source Ofcom).

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WHAT3WORDS: ///gladiators.fabric.removals.

VIEWING: Strictly by prior appointment only through DAVID BURR
Bury St Edmunds 01284 725525.

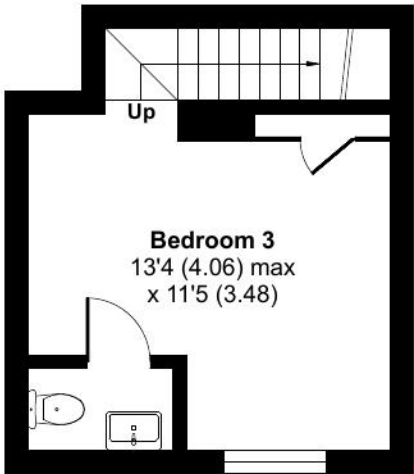
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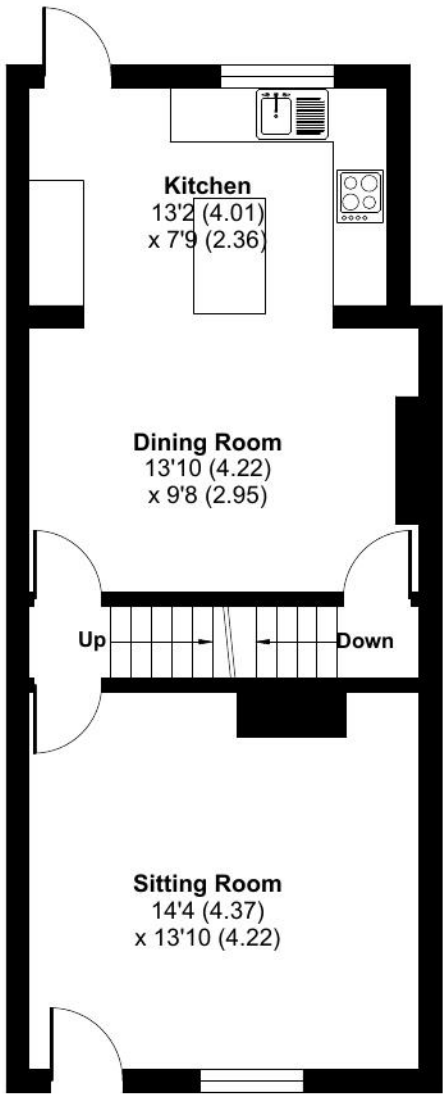
Brentgovel Street, Bury St. Edmunds, IP33

Approximate Area = 1433 sq ft / 133.1 sq m

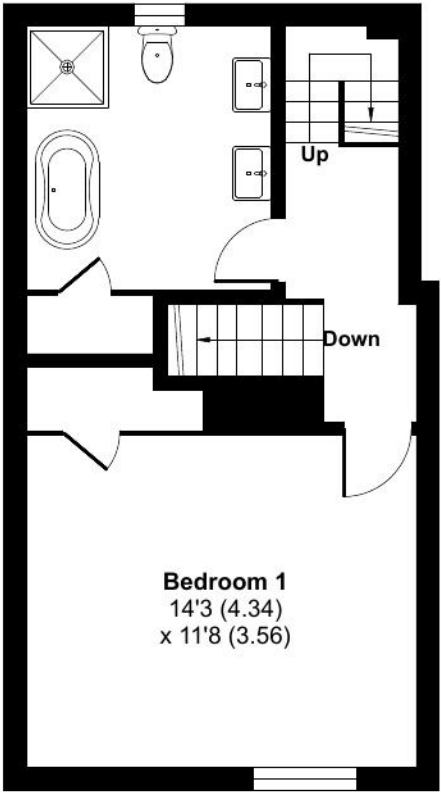
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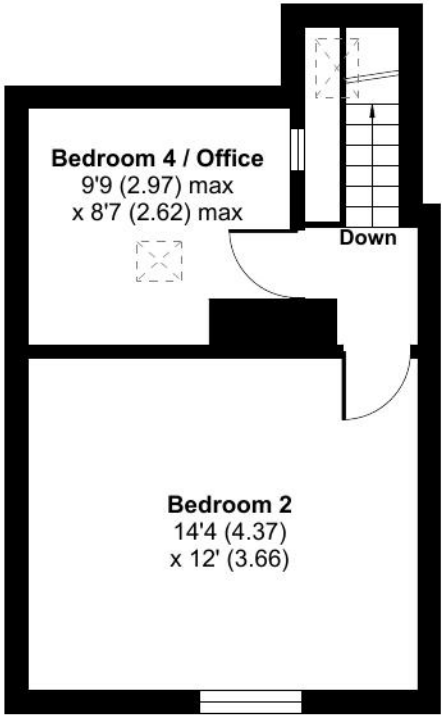
CELLAR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



