



**67 Guildhall Street,
Bury St. Edmunds, Suffolk.**

**DAVID
BURR**



67 GUILDHALL STREET, BURY ST. EDMUNDS, SUFFOLK. IP33 1QF

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.

This exceptional town house offers light versatile accommodation of considerable character (fireplaces, exposed beams, high ceilings, etc) and occupies one of the most favoured areas of the town allowing for quick access to the central amenities. The property is well presented throughout and is further complemented by a charming private garden. **NO ONWARD CHAIN.**

A Grade II Listed town house of considerable character with versatile accommodation, well placed for amenities and offered with NO ONWARD CHAIN.

DRAWING ROOM: 16'7" x 15'10" (5.05m x 4.82m). With double doors opening to terracing and the rear garden beyond. Wood burning stove set within a charming fireplace complete with oak bressummer and stone hearth. Open studwork and carved oak step providing a natural link to:-

SITTING ROOM/DINING ROOM: 23' x 14'7" (7.01m x 4.44m). An exceptional space with considerable versatility, extensive windows providing natural light and finished with plantation shutters. There is a large useful walk-in storage cupboard.

Inner Hall: Staircase off and pine door to:-

KITCHEN/BREAKFAST ROOM: 13'7" x 12' (4.14m x 3.65m). A lovely light room with feature fireplace including an oak lintel, recessed area and gas fired range. Extensive hand-built storage cupboards, thick oak worktop incorporating a large Butler sink and plumbing for dishwasher. **Utilities area:** plumbing for washing machine and further 3ft wide enamel wash basin. **Walk-in pantry:** A useful area with space for fridge, shelving, etc.

Rear Hall: Pamment tiled floor and door to rear garden.

CLOAKROOM: A charming wall of exposed brick, wainscot boarding, tiled floor, WC and wash hand basin.

CELLARAGE: Room 1: 18'4" x 12" (5.58m x 3.65m). An exceptional space, dry and with an 8ft high ceiling offering potential for a variety of uses, arch leading to **Room 2:** 11'3" x 10'10" (3.42m x 3.3m).

First Floor

LANDING: A spacious area with wide pitch pine floorboards and doors to:-

PRINCIPAL SUITE: 17'10" into recess x 14'6" (5.43m x 4.41m). A charming room with wide pitch pine floorboards, lovely view of the street scene below, cotted ceiling beams and elegant Georgian fireplace with moulded wood surround. Recessed area with a large roll top ball and claw foot bath, wash hand basin, exposed timbers and brickwork.

BEDROOM 2: 13'3" x 12'7" (4.03m x 3.83m). With a 9'6" ceiling, pretty Victorian fireplace and large sash window which in turn provides lovely views over the garden.

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BEDROOM 3: 11'5" x 9'10" (3.47m x 2.99m). Pine floor boards and large storage cupboard.

BATHROOM: Attractive floor tiles, high ceiling, wainscot boarding, bath with period style fittings and separate shower over. Heated towel rail, WC and wash hand basin.

Second Floor

BEDROOM 4: 15' x 13'3" max. floor measurement (4.57m x 4.03m). A versatile room that could be another sitting room, office, studio, etc. With exposed beams, recessed area and roof-top view taking in the tower of St. Mary's Church.

Outside

The generous rear garden is one of the property's most attractive features, private in nature and divided into distinct areas. Immediately behind the house the garden has been designed with entertaining in mind and bordered by raised planters with brick and flint wall and steps rising to the main garden that includes a large expanse of lawn, rose beds and established trees. To the rear boundary is a charming **SUMMER HOUSE** finished in a period style with weather boarded elevations and leaded glass windows.

AGENTS NOTE

The property is Grade II Listed.
Residents parking permit available.

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

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: D - £2,086.39 – 2024.

EPC RATING: Not applicable.

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

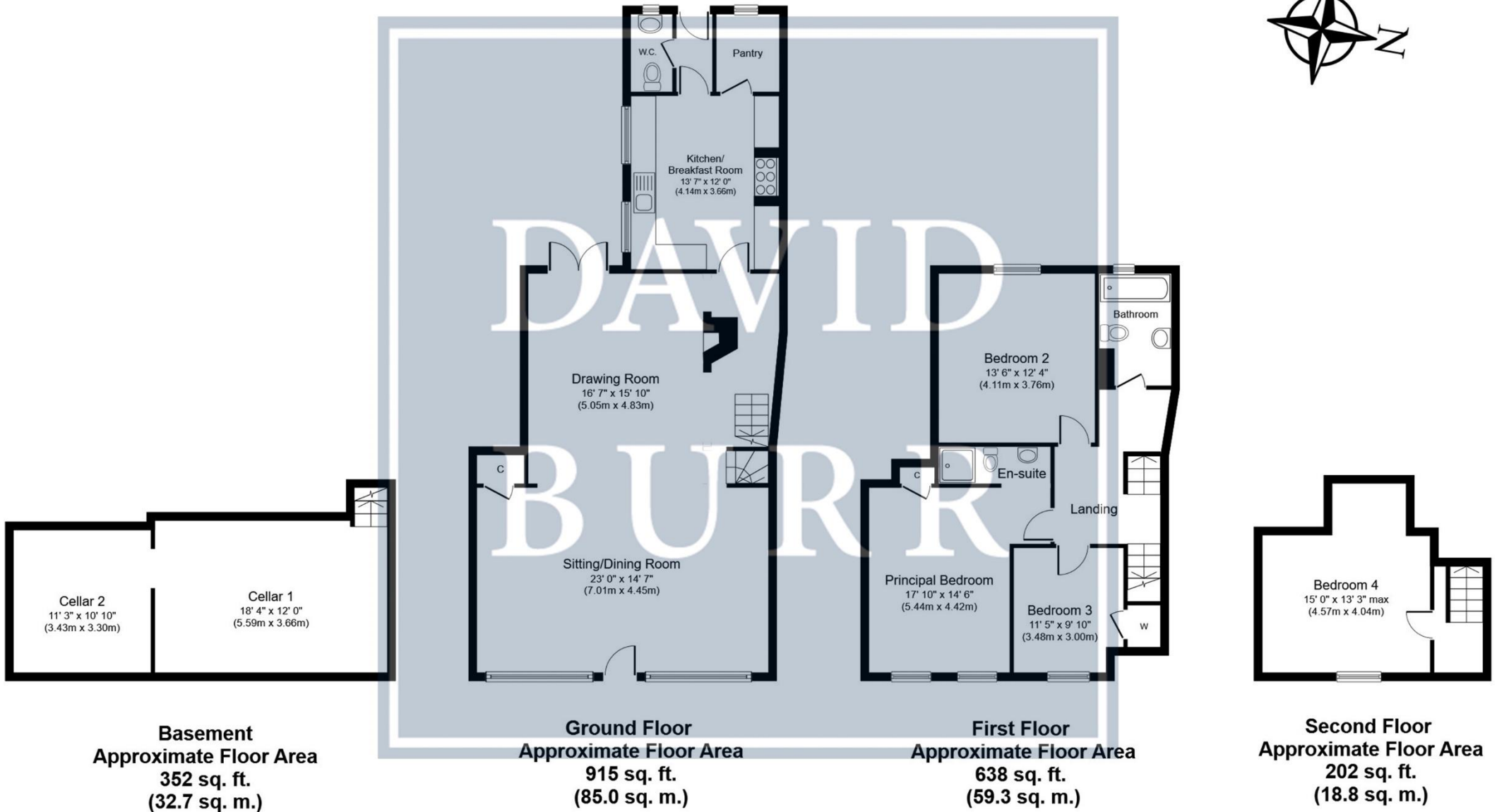
MOBILE COVERAGE: EE, Three, 02 and Vodafone – outdoors, likely. (source Ofcom).

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WHAT3WORDS: ///recruited.totally.duplicity.

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

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