



23 Well Street, Bury St Edmunds, IP33 1EQ

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ESTABLISHED 1966

23 Well Street Bury St Edmunds Suffolk IP33 1EQ

- Ickworth Park 3.9 miles
- Newmarket Race Course 16 miles
- Cambridge 26 miles
- Stansted Airport 50 miles

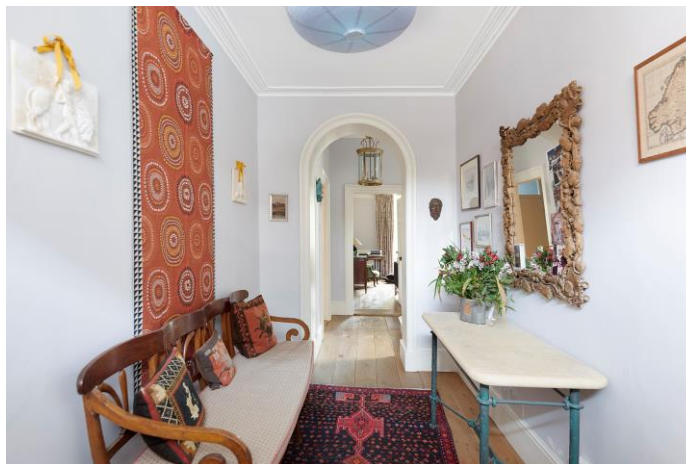
RECEPTION HALL • DINING ROOM • STUDY • KITCHEN • SITTING ROOM
• CLOAKROOM • GARDEN ROOM • LAUNDRY ROOM • PRINCIPAL
BEDROOM WITH EN SUITE SHOWER • FIVE FURTHER BEDROOMS ONE
WITH EN SUITE SHOWER • FAMILY BATHROOM • CELLAR • BOILER
ROOM • GARAGE • PARKING • GARDEN

The wide entrance hall with oak flooring, which is a feature throughout the property, has an archway through to the inner hall with staircase and side access. To the right of the hallway is an office/snug with fireplace having a period marble mantel with an inset grate with tiled cheeks and matching tiled hearth, either side of which are built-in shelving and storage. The high-ceilinged sitting room to the rear, has a more contemporary slate surround, open fireplace with an art deco feel, within which is a cast-iron chequered fireplace with fire basket, the walk-in bay at the rear has a pair of French doors leading out to the garden. Before entering the kitchen, there are purpose-built storage cupboards, and a cloakroom with a tiled floor, WC, and pedestal basin. From front to rear to the left of the hallway is the impressive open-plan oak floored dining area, with another period fireplace, again with cast-iron fire with tiled cheeks and matching hearth. Beyond the dining area is the tiled kitchen/garden/day room, which is semi-vaulted overlooking the rear garden with door for easy access. The kitchen area itself is fitted with a hand-painted shaker kitchen with larder cupboard, wall and base storage and drawers, incorporating a gas hob with extractor above, built-in microwave, oven, integrated dishwasher, twin stainless-steel sink, all finished with a granite worktop.

Before going upstairs, mention should be given to the expansive cellar approached from under the staircase with brick flooring, which has been professionally tanked, and offers multiple uses. There is a separate plant room with its large pressurised mega-flow water cylinder tank, gas boiler and water softener.

3-STOREY GRADE II VICTORIAN TOWN HOUSE WITH WALLED GARDEN, GARAGE AND PARKING.

Guide: £1.495M - freehold





A painted staircase leads to the first-floor landing, to the right can be found the principal bedroom overlooking the rear garden, off which is an en suite shower/wet room, with WC, vanity basin, with storage below, large shower area with a granite bench with storage below.

To the front of the property is a guest suite with built-in storage cupboard and en suite shower with a fully tiled shower cubicle, pedestal basin, and low-level WC.

A further bedroom with period feature fireplace and adjacent storage cupboard, large family bathroom, there is also an upstairs laundry with plumbing and space for both washing machine and tumble dryer, Belfast ceramic sink, with adjacent marble worktops, storage, and airing cupboard. A staircase leads to the second-floor where can be found three further bedrooms, all of which have use of a large tiled floored bathroom with a white suite of pedestal basin, WC, bath and a walk-in fully tiled wet room shower area, off this bathroom is a further door leading to a storage room [12'3 x 10'3].

Outside

The property is approached off the street, with a gated side access leading round to the rear garden, a feature of which is its walled boundaries, which has a terrace across the rear to enjoy the mature hidden nature of this town garden, with mature trees to the rear, as well as fig and plum. Within the garden is a greenhouse, a summerhouse and access to the garage with an electric up and over door, beyond which is a further parking space.

General information

- Mains electricity, water and gas connected.
- Gas-fired heating
- Grade II listed
- Ofcom state ultrafast broadband is available
- Ofcom state mobile signal available
- Parking permit available – Zone A
- Council Tax Band G - £3,477.32 – West Suffolk
- What3words – tags.unfocused.travels



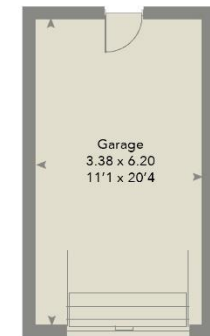
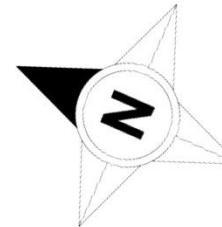
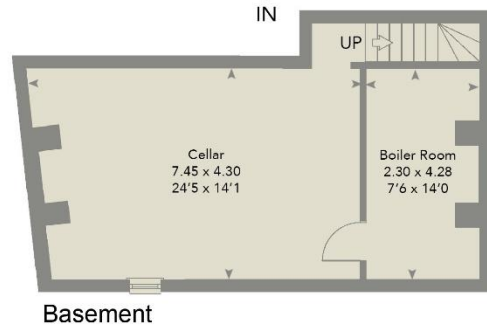
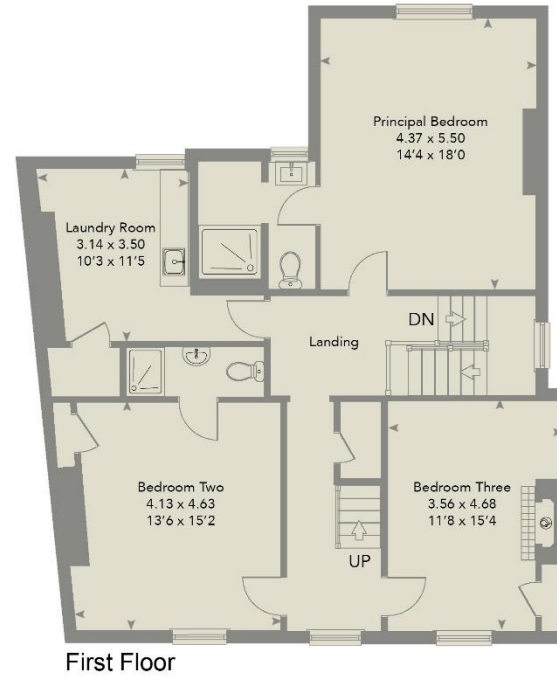
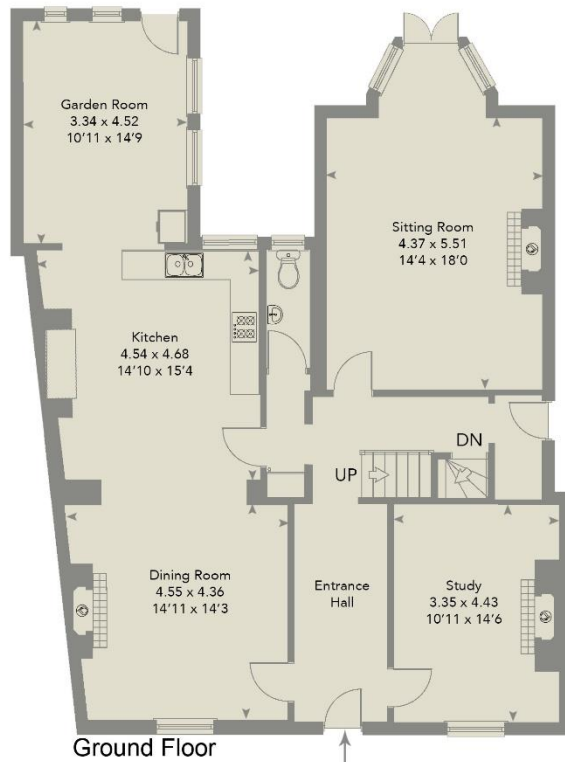
Approximate Gross Internal Area = 300 m² / 3229 ft²

Basement = 40 m² / 430 ft²

Garage = 21 m² / 226 ft²

Total = 360 m² / 3875 ft²

For identification purposes only - Not to scale



Garage (not shown in actual location or orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Produced on behalf of Bedfords Estate Agents © 2024







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