



40 Bridewell Lane, Bury St Edmunds, Suffolk, IP33 1RE

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**Bedfords**

ESTABLISHED 1966



**40 Bridewell Lane  
Bury St Edmunds  
Suffolk  
IP33 1RE**

**A fabulous modern town house with garage and a magnificent first floor 'Parisian' drawing room**

**Guide: £795,000 - freehold**

**HALL • CLOAKROOM • KITCHEN/BREAKFAST ROOM • FIRST-FLOOR DRAWING ROOM • THREE DOUBLE BEDROOMS • EN SUITE • FAMILY BATHROOM • LIFT SHAFT • GARAGE • GARDEN**

**No 40** is an impressive modern town house situated in the heart of the medieval grid close to St. Mary's Church between the Theatre and Cathedral. It provides future proofed accommodation where two-storey living is complemented with a lift shaft and a fabulous first-floor drawing room reminiscent of a Parisian loft, two generous bedrooms and a large en suite, whilst on the second-floor is a further bedroom and bathroom. The accommodation provides classic proportions and high ceilings, briefly it comprises:

**RECEPTION HALL** overall including staircase, generous space with ceramic tile floor with marble sets and moulded cornicing.

**CLOAKROOM** with low-level WC, pedestal wash hand basin and built-in coat cupboard.

**KITCHEN/BREAKFAST ROOM** with high cornice ceilings, French doors to garden, a well-planned kitchen area with ceramic tile floor and a range of fitted wall and base kitchen units, with granite and maple work surfaces, inset with butler sink with wooden drainer, built-in dishwasher, oven and grill, four-burner gas hob with extractor hood over, and space for fridge-freezer.

**UTILITY CUPBOARD** – with ceramic tile floor, work surface and storage cupboards, spaces and plumbing for washing machine and dryer.



## FIRST-FLOOR

**LANDING** with glazed double doors through to

**DRAWING ROOM** within a mansard roof this double-aspect room with its large gable window has the elegance of a Parisian loft, with gas-fired living flame fire, within a moulded fire surround, with marble hearth.

**DRINKS CUPBOARD (KITCHENETTE)** with work surface inset with stainless-steel sink with shelving above, storage below and space for fridge,

**PRINCIPAL BEDROOM** with overhead skylight and a pair of fitted double walk-in wardrobes 6'2" x 4'3" each.

**EN SUITE** extensively tiled with walk-in shower cubicle, tongue-and-groove panelled bath with mixer tap over, pedestal wash hand basin and low-level WC.

**BEDROOM TWO**

## SECOND-FLOOR

**LANDING** with shelved airing cupboard housing gas central heating boiler and hot water tank.

**BEDROOM THREE**

**BATHROOM** with a ceramic tile floor, tongue-and-groove panelled bath with tiled splashback, shower unit with shower screen over, pedestal wash hand basin and low-level WC.

## OUTSIDE

Integral single garage with automatic roller door, whilst to the rear is a south-facing walled garden 21' x 10' laid to terrace with flower border, incorporating a variety of climbing plants.

*Agent's Note* when built a lift shaft was constructed between the ground and first floors currently used as the utility on the ground floor and drinks cupboard on the first.

## GENERAL INFORMATION

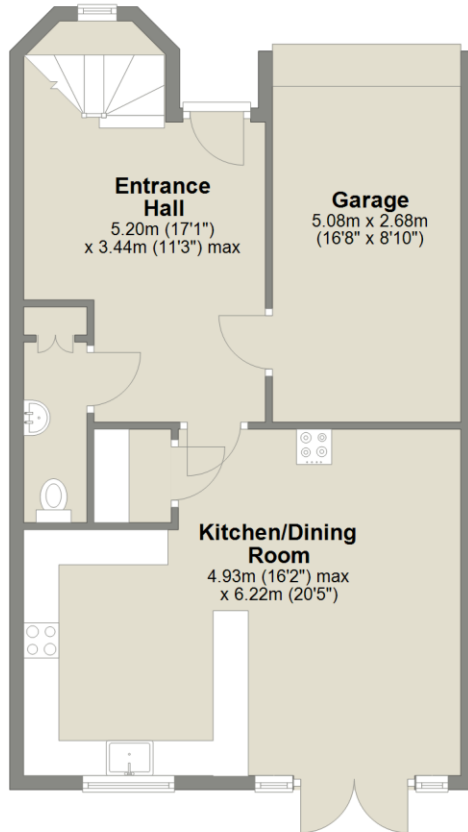
- Mains water, electricity, drainage and gas connected.
- Flying freehold over garage
- Conservation area
- Council Tax - Band F - £3,013 - West Suffolk
- EPC rating C
- Ofcom states Ultrafast Broadband is available
- Ofcom states mobile signal is available
- Additional parking space outside the house (Parking Zone D (South Town Centre))
- What3Words - wove.bulb.turntable





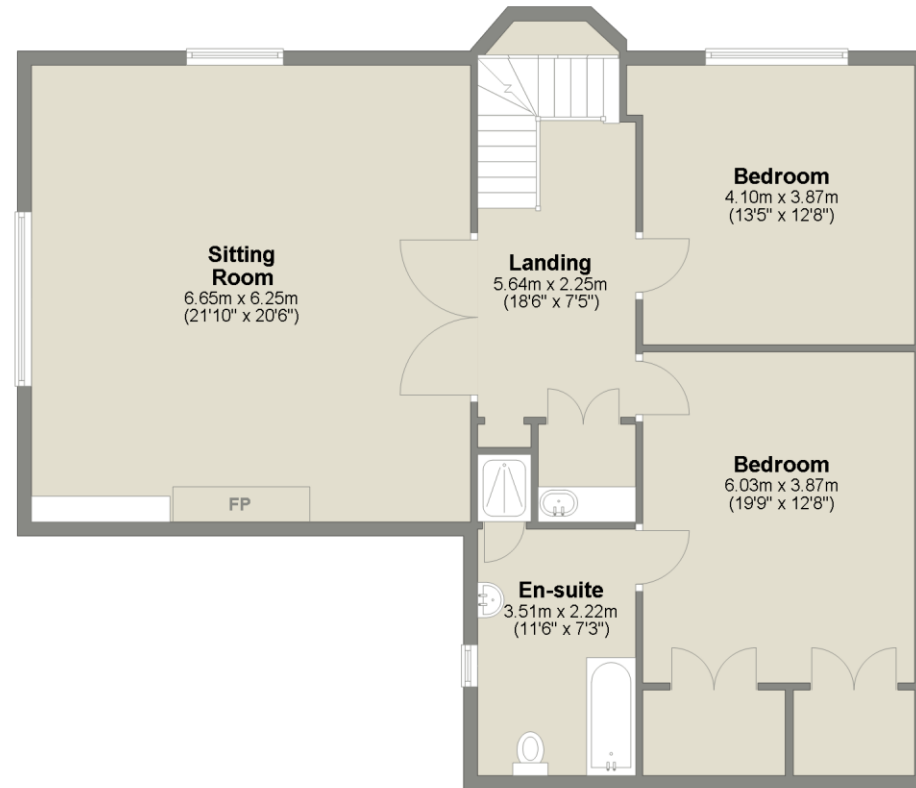
## Ground Floor

Approx. 63.0 sq. metres (677.6 sq. feet)



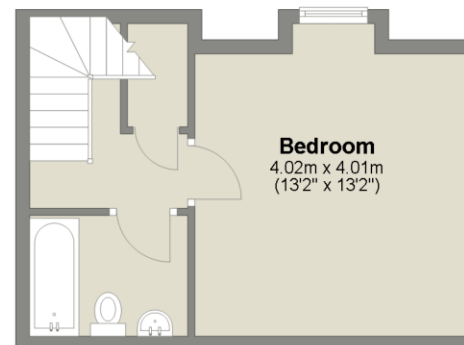
## First Floor

Approx. 106.9 sq. metres (1150.7 sq. feet)



## Second Floor

Approx. 27.0 sq. metres (290.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	74	82
EU Directive 2002/91/EC		

Total area: approx. 196.8 sq. metres (2118.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors windows, rooms and any other items are approximate and no responsibility, representation or warranty is made for any errors or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.









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