



7 College Street, Bury St Edmunds, IP33 1NH

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7 College Street Bury St Edmunds Suffolk IP33 1NH

- Bury St Edmunds Train Station 1.4 miles
- Ickworth House National Trust 3.4 miles
- Cambridge 28.6 miles
- Stansted Airport 49 miles

ENTRANCE HALL • SITTING ROOM • DINING ROOM • KITCHEN • BREAKFAST ROOM • SHOWER ROOM • PRINCIPAL BEDROOM WITH DRESSING ROOM • THREE FURTHER BEDROOMS • FIRST FLOOR BATHROOM • SECOND FLOOR SHOWER ROOM

This Grade II listed property is accessed via front door leading into a central entrance hall with a wealth of exposed beams in a skeletal manner giving access to both the front sitting room with its free-standing wood burner in a period stone and brick hearth with bressummer beam, and to the right is a dining room with a wealth of exposed ceiling timbers, and support pillars. Across the rear of the property is a well-appointed kitchen/breakfast room with a painted wooden shaker kitchen, within which can be found a fridge freezer, dishwasher, 1½ bowl sink and a free-standing 7-ring gas double oven range with grill. Beyond the semi-vaulted breakfast area, there is a fully tiled downstairs wet room/cloakroom with WC, vanity basin with storage below, towel rail and rainwater fixed head shower. French doors leading out to the garden.

Off the beamed first-floor landing can be found the principal bedroom with its walk-through dressing area to a large double-aspect bedroom with exposed timbers and a feature fireplace. There is a further double bedroom on this floor with built-in wardrobes, both bedrooms enjoy the use of a well-appointed modern bedroom with a matching white suite back-to-the-wall WC, vanity basin with storage below, double-ended bath with mixer tap/shower and towel rail.

Completing the accommodation, on the second-floor are two further double bedrooms, both are adjacent to a shower room with WC, wall basin, and a tiled enclosed corner shower with adjustable head and sliding glass enclosure.

RARE DETACHED HISTORIC HOME WITH 4-BEDROOMS

Guide: £645,000 freehold



Outside

The property enjoys a side access to the rear courtyard garden, which is hard landscaped for ease of maintenance, including a decked area for al fresco entertainment.

GENERAL INFORMATION

- Mains water, electricity, drainage and gas connected.
- Gas-fired central heating
- Council tax band E – West Suffolk
- Ofcom states Ultrafast Broadband is available
- Ofcom states mobile signal is available
- Parking zone D – South Town Centre
- What3Words – [scooters.crusaders.instant](#)

Bury St Edmunds is a unique and dazzling historic gem with a richly fascinating heritage - the striking combination of medieval architecture, elegant Georgian squares and glorious Cathedral and Abbey Gardens provide a distinctive visual charm. With prestigious shopping, an award-winning market, plus a variety of cultural attractions and fine places to stay, Bury St Edmunds is under two hours from London and very convenient for Cambridge, Ipswich and Norwich.

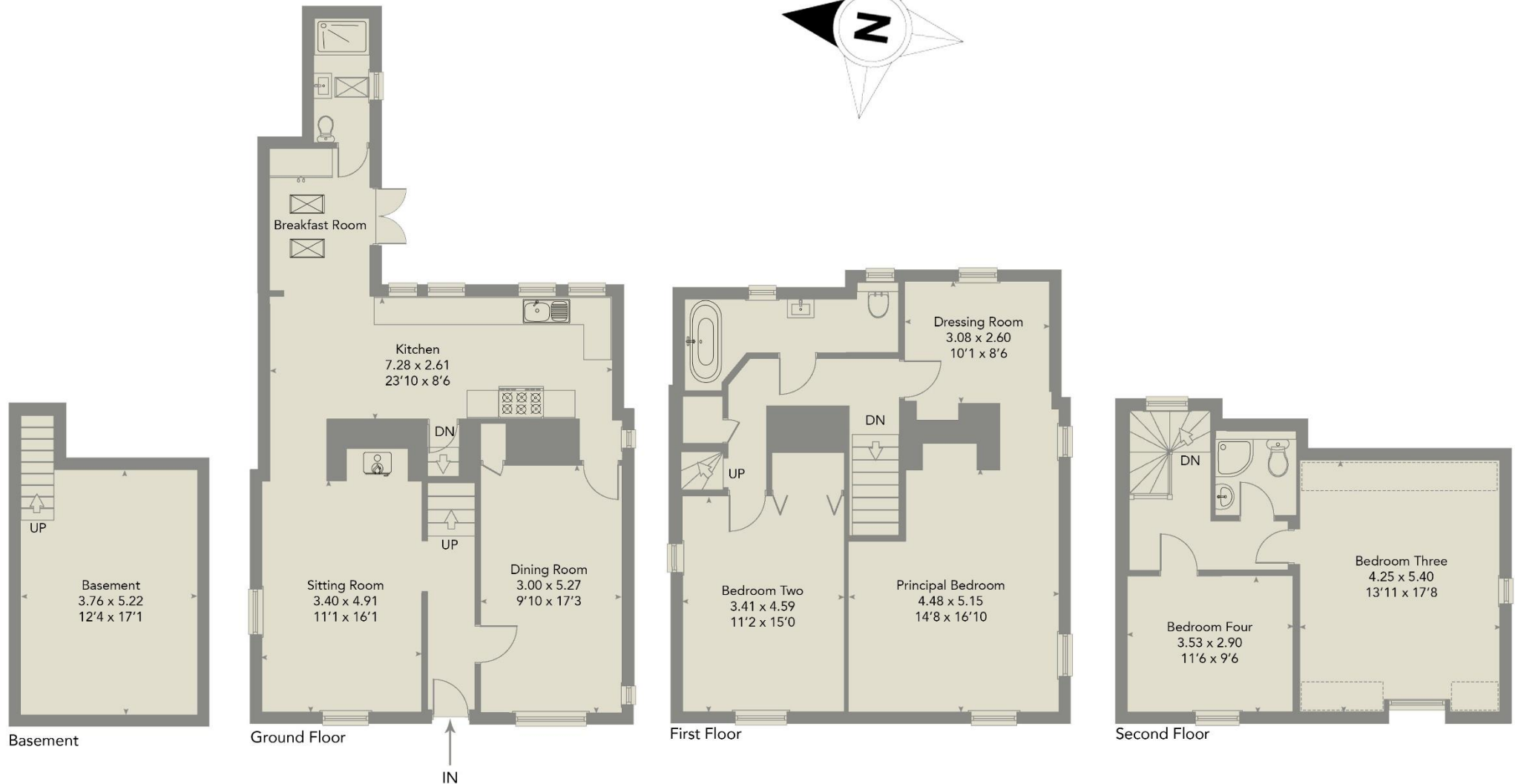
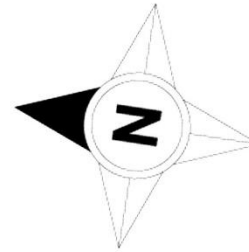
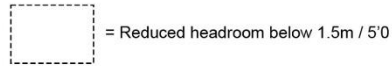


Approximate Gross Internal Area = 193 m² / 2077 ft²

Basement = 20 m² / 215 ft²

Total = 213 m² / 2292 ft²

For identification purposes only - Not to scale



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.

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