



A SUBSTANTIAL AND VERSATILE FAMILY HOUSE TUCKED AWAY WITHIN THIS WELL-REGARDED LOCATION

Westbank House, 116a Westley Road, Bury St Edmunds, Suffolk IP33 3SD

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ESTABLISHED 1966

Westbank House

116a Westley Road

Bury St Edmunds

Suffolk IP33 3SD

- Town Centre 1 mile
- Newmarket 15 miles
- Cambridge 27 miles

RECEPTION HALL • CLOAK/SHOWER ROOM • SITTING ROOM •
GAMES ROOM • SNUG • OFFICE • KITCHEN/BREAKFAST ROOM •
GARDEN ROOM • BOOT ROOM • UTILITY ROOM • 5 BEDROOMS •
DRESSING ROOM • 5 BATHROOMS • WORKSHOP/GARDEN STUDIO
ALL 0.26-ACRES

Situated in a small close tucked back from the road, Westbank House is a substantial modern house, having been totally remodelled and extended to provide versatile accommodation that extends to well over 4,000ft².

The stylish and well-presented rooms cleverly blend contemporary spaces with high-quality craftsmanship, graced with a high degree of natural light from large sliding doors and an incredible garden/day room which fuses the property to a well-planned and cohesive designed home.

The accommodation comprises reception hall with hardwood and glazed feature staircase and cloakroom, with access to a snug/office with bay window to the front. The main body of living space is formed together from the kitchen/breakfast/garden room, with the kitchen being fitted with a high-quality range of base units with matching island, hardwood worktop with inset sink and integrated NEFF induction hob and electric oven. There is floor-to-ceiling glass sliding doors to the garden terrace. There are sliding doors into a sound-insulated games room.

The 'north wing'* of the house has a side hall leading to a spacious and well-proportioned sitting room with large glazed sliding doors to the south. There are two double bedrooms with *Jack-and-Jill* en suite comprising tiled shower, wash hand basin and low-level WC. To the front is a large study/office with neighbouring cloakroom.

**We feel the 'north wing' would work well for those seeking dual-occupancy or single-storey annexe accommodation.*

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Guide: £995,000 (freehold)





On the first-floor is a large landing, giving access to the principal bedroom, which has its own large dressing room (former bedroom) which leads to an en suite, with shower cubicle, wash hand basin, towel rail and low-level WC.

There are two further double bedrooms, with fitted storage, one having its own en suite shower room and further family bathroom with white suite comprising panelled bath with shower screen, low level WC, wash hand basin and heated towel rail.

Outside

Set back from the road in a private corner plot, Westbank House occupies a secluded setting while affording convenient access to the town and road connections. To the front of the house is off-road parking for numerous vehicles, leading to a purpose-built office/workshop, divided to provide flexible workspace or storage, with 20 x installed solar panels (with paid rebate irrelevant of quantity returned to grid). There is an attractive decked 'bridge' with ornamental pond to the side entrance. The rear garden enjoys a westerly orientation, and affords a high degree of privacy and seclusion, with rear terrace and lawned areas.

Services

Mains water, drainage and electricity • Gas-fired heating (underfloor to garden room extension) • Council Tax Band 'F' • EPC 'C' • Broadband: Ofcom suggest Ultrafast 1,000Mb available • Mobile: Ofcom suggest all providers likely. No onward chain.

Location

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.

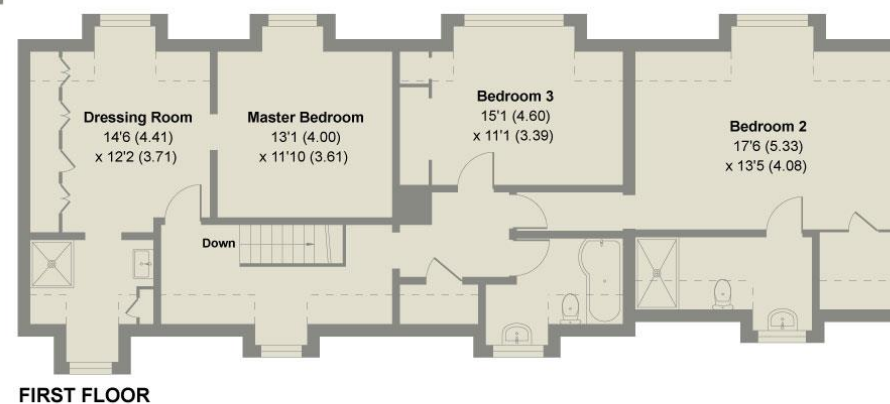
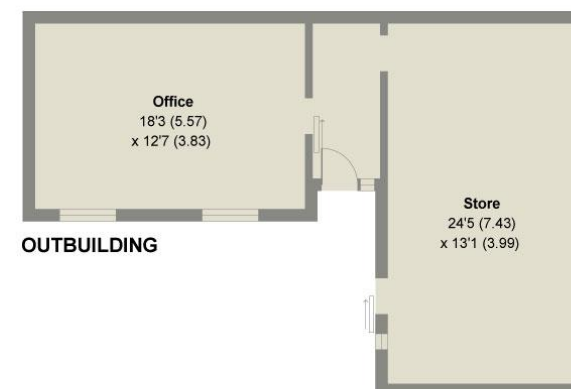
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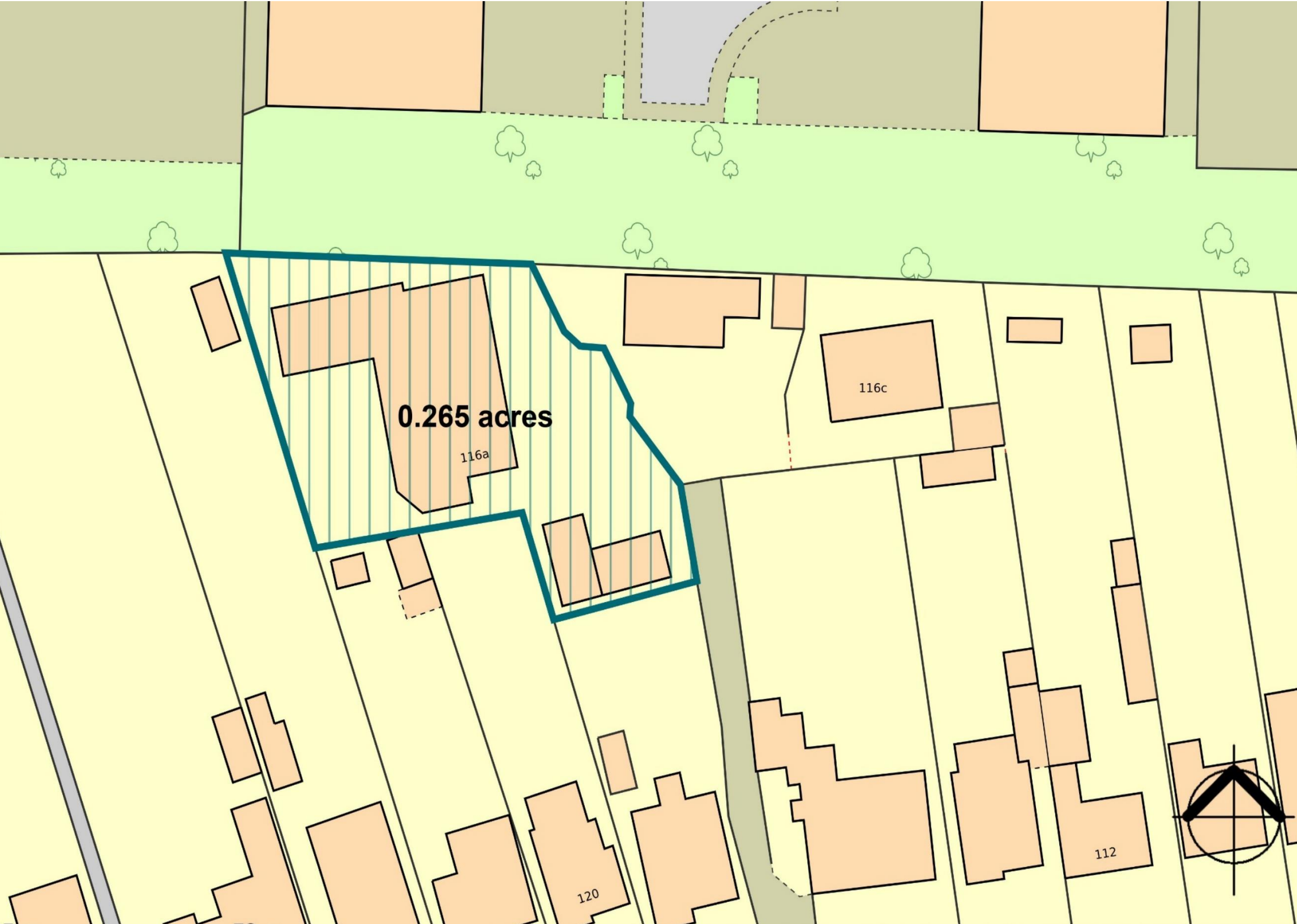


Approximate Area = 4082 sq ft / 379.2 sq m
 Limited Use Area(s) = 139 sq ft / 12.9 sq m
 Outbuilding = 607 sq ft / 56.3 sq m
 Total = 4828 sq ft / 448.4 sq m

For identification only - Not to scale

Denotes restricted
head height





0.265 acres

116a

116c

112

120





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