



**A BEAUTIFULLY PRESENTED GRADE II LISTED TOWNHOUSE WITH PARKING**

3 Northgate Street, Bury St Edmunds, Suffolk IP33 1HQ

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ESTABLISHED 1966



## 3 Northgate Street Bury St Edmunds Suffolk IP33 1HQ

- Abbey Gardens 150 metres
- Train Station 0.5 miles
- Arc Shopping Centre 0.5 miles

RECEPTION HALL • SITTING ROOM • AGA KITCHEN •  
BREAKFAST/ GARDEN ROOM • CLOAK/UTILITY ROOM •  
BASEMENT DINING ROOM • SNUG • 4 DOUBLE BEDROOMS •  
3 BATHROOMS • ENCLOSED COURTYARD • PARKING SPACE

3 Northgate Street is an elegant and beautifully restored Grade II listed Georgian townhouse, totally refurbished and modernised by Stan Developments in 2018, renowned in the area as one of the finest in restorers of old buildings, and have once again undergone a complete meticulous programme of works, using the highest quality materials and craftsmanship throughout.

The property has been improved further with a tasteful colour palette and beautiful presentation, resulting in a substantial home of generous proportions, arranged predominantly over 4 floors, plus a further basement level with two reception rooms and further storage.

The accommodation extends to around 2,500ft<sup>2</sup> and offers versatile living space, comprising reception hall, with hardwood flooring, painted panelling and staircase to the first-floor and basement level. There is a superb painted Neptune kitchen, with integrated appliances and larder cupboard, electric 3-oven Aga with adjoining electric hob and double oven, hardwood flooring, inset down lighting and an opening to a beautiful sitting room, with attractive ornate cast-iron fireplace with surround, large sash window to the courtyard.

The breakfast/garden room has painted panelling and hardwood flooring, with French doors to the south into the courtyard, and access to the cloak/utility room with painted shaker-style units, oak top with Belfast ceramic sink, and cupboard housing stacked washing machine and tumble dryer.

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**Guide: £1.1m** (freehold)









The basement floor has been cleverly converted, incorporating two very comfortable reception rooms to include a dining room and snug, both with a large level of natural light high-quality hardwood flooring. There is further useful pantry/storage and plant room.

On the first-floor, there is a large master bedroom, with attractive corning and ceiling rose, two large sash windows with hand-made secondary double-glazing, handmade fitted wardrobes and luxurious en suite bathroom with underfloor heating, marble tiled walls, tiled flooring, large shower cubicle and freestanding contemporary bath, twin sink with marble top and storage beneath, WC.

The second-floor has two good-sized double bedrooms, both served by a fully tiled family bathroom with bath, separate shower cubicle, vanity wash basin and WC. On the third-floor, cleverly incorporating the attic space, is a further double bedroom with en suite shower room, with useful storage cupboard into the eaves and dormer window overlooking the town's rooftops.

### Outside

The rear courtyard garden is enclosed by an attractive red-brick wall, with block-paved terrace and gate, giving pedestrian access around the rear of the house, with parking space to the front of a shared parking area.

### Services

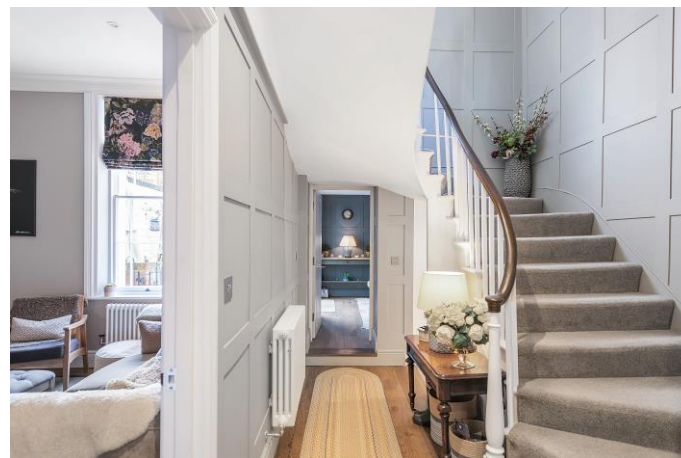
Mains water, drainage and electricity • Gas-fired heating • Council Tax Band 'E' • Broadband: Ofcom suggest Ultrafast 1,000Mb available • Mobile: Ofcom suggest all providers likely.

### Location

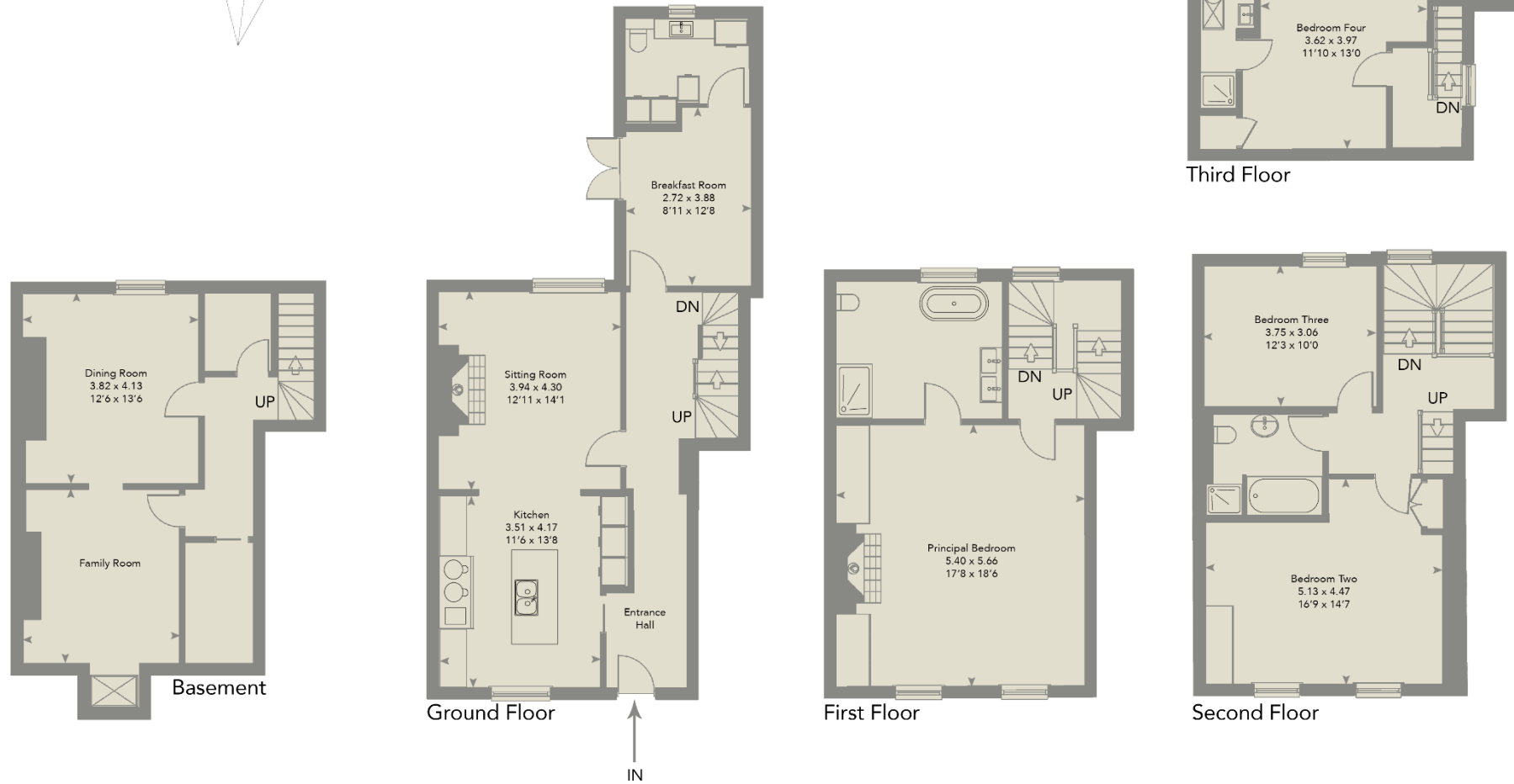
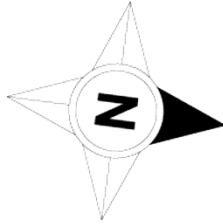
Northgate Street is one of the finest streets in town, with many substantial period buildings just a short walk to the historic Abbey Gardens, Angel Hill and Theatre Royal.

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.

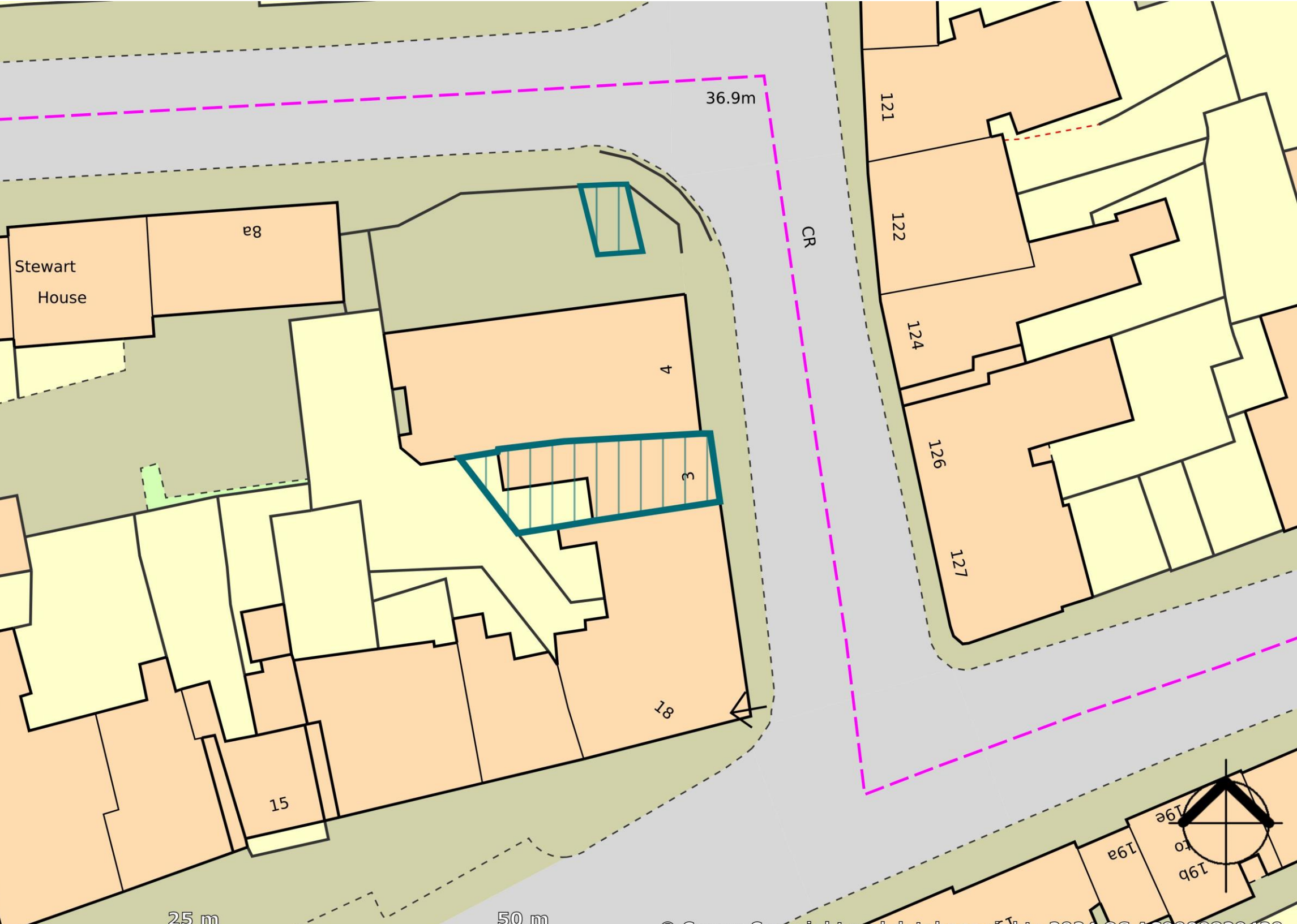
With prestigious shopping, an award-winning market, plus a variety of cultural attractions and fine places to stay, Bury St Edmunds is under two hours from London and very convenient for Cambridge, Ipswich and Norwich.



Approximate Gross Internal Area = 230 m<sup>2</sup> / 2475 ft<sup>2</sup>  
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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AWESOME

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