



AN INDIVIDUAL 1930s DETACHED HOUSE REQUIRING MODERNISATION, SITUATED ON THE EDGE OF TOWN IN 0.2-ACRE

38 Newmarket Road Bury St Edmunds, Suffolk IP33 3SN

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ESTABLISHED 1966

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Bury St Edmunds
Suffolk
IP33 3SN**

**AN INDIVIDUAL DETACHED HOUSE REQUIRING MODERNISATION,
SITUATED ON THE EDGE OF TOWN IN 0.2-ACRE**

- *Waitrose 1 mile*
- *Train Station 1.2 miles*
- *Abbey Gardens 1.2 miles*

Guide: £500,000 (*Freehold*)

RECEPTION HALL • SITTING ROOM • DINING ROOM • STUDY
KITCHEN/ BREAKFAST ROOM • CLOAKROOM •
CONSERVATORY • 3 BEDROOMS • DRESSING ROOM/BED 4 •
BATHROOM • **ALL IN 0.21-ACRE**

Situated on the fringes of the town centre, 38 Newmarket Road is an individual character house, built in 1934 of traditional construction with rendered elevations under a clay pan-tiled roofline. The property has been under the same family ownership since it was built, and offered to the market for the first time in over 90 years.

The property retains many notable authentic features to include picture rails, original fireplaces and doors, together with generous proportions and a large degree of natural light throughout and now provides a wonderful opportunity for incoming owners to revive and modernise what is already a comfortable and attractive home.

The accommodation is arranged over two floors, extending to just over 1,500ft² and comprises reception hall, sitting room with bay window to front aspect, original fireplace with tiled hearth and wooden surround. The dining room enjoys a double aspect, with original Crittall doors to the conservatory, which is a comfortable size, with views and access to the garden. The kitchen is fitted with traditional base and eye level units with stainless steel sink unit with drainer, pantry and access to a rear hall and cloakroom.



On the first floor is a good-sized landing with further storage cupboards, with three well-proportioned double bedrooms, with original picture rails. From bedroom 3 is a dressing room, whilst all bedrooms are served by a bathroom with separate WC.

Outside

The overall plot of 38 Newmarket Road extends to around 0.2-acre, approached from the road onto a single-file driveway with front garden behind a private hedge. The rear garden extends to around 40 x 12 metres, and whilst there is some clearance to be undertaken, there are some lovely mature trees and shrubs, former garage/shed and underground war-shelter, pond and greenhouse.

Services

Mains water, drainage and electricity • Gas-fired heating • Cavity Wall Insulation • Council Tax Band 'E' • EPC 'D' • Broadband: Ofcom suggest Ultrafast available • Mobile: Ofcom suggest all providers likely.

Location

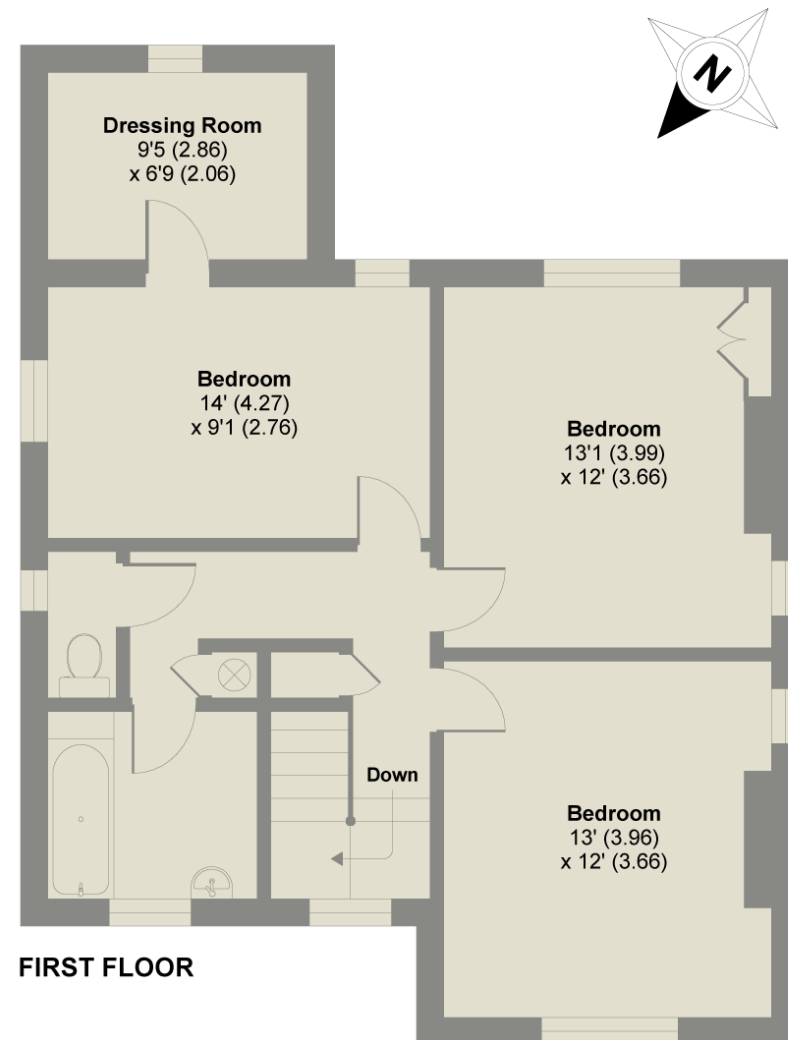
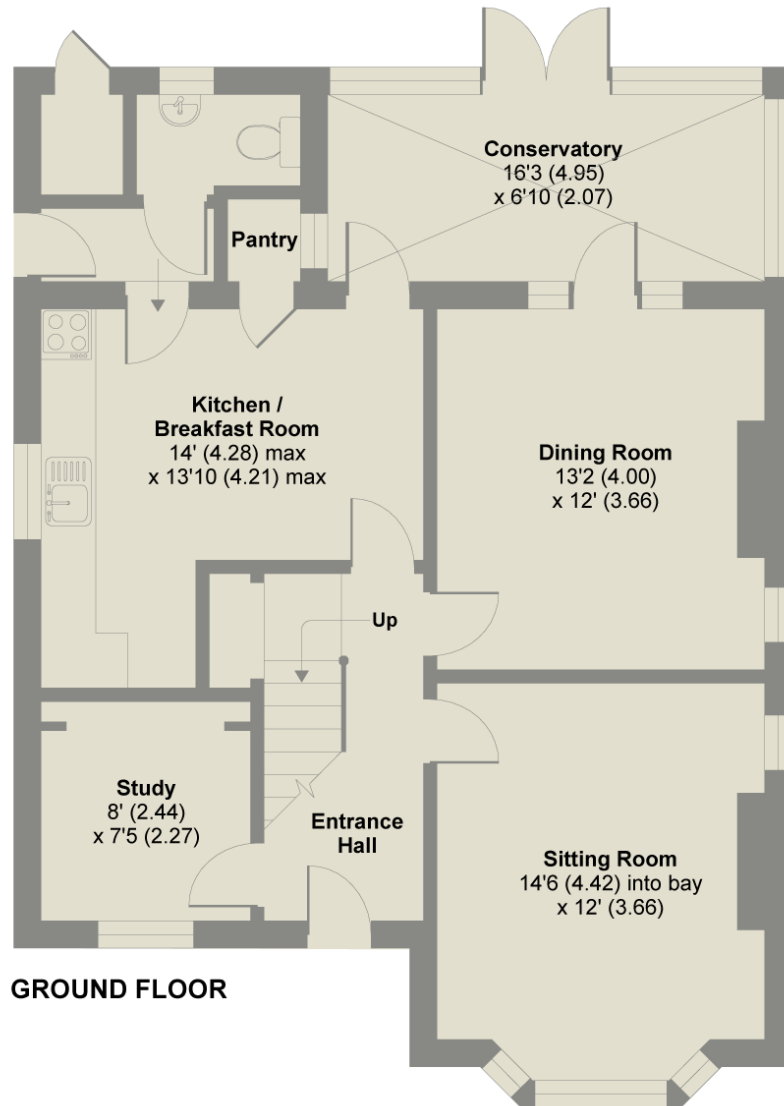
Bury St Edmunds is a unique and dazzling historic gem with a richly fascinating heritage - the striking combination of medieval architecture, elegant Georgian squares and glorious Cathedral and Abbey Gardens provide a distinctive visual charm. With prestigious shopping, an award-winning market, plus 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.

What3words: dozens.upper.paddock



Approximate Area = 1579 sq ft / 146.7 sq m

For identification only - Not to scale







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