



Kipps, 42 Vinery Road, Bury St Edmunds, IP33 2LB

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Bedfords

ESTABLISHED 1966

Kipps 42 Vinery Road Bury St Edmunds IP33 2LB

- Theatre Royal 0.9 miles
- Ickworth House National Trust 2.9 miles
- Newmarket Racecourse 16 miles
- Stansted Airport 49 miles

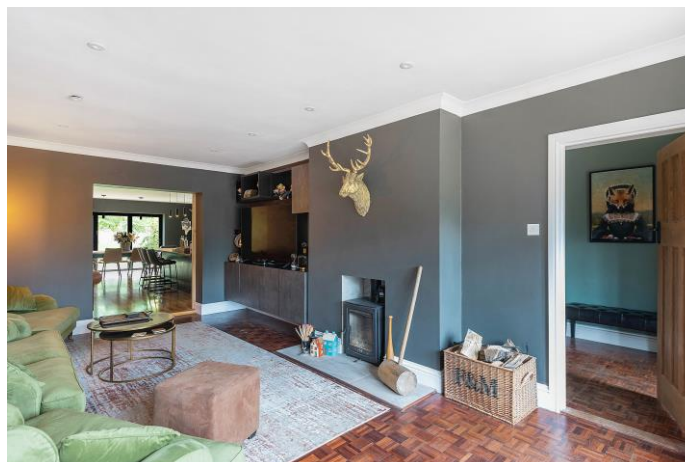
Over the last several years the property has been extensively refurbished and extended to now provide modern open-plan contemporary living, whilst retaining much of the property's original character, such as parquet flooring, doors, etc.

Large parqueted entrance lobby gives access to a separate coatroom with hooks for coats and storage for shoes and a boiler cupboard. From the central sitting room, with its original parquet flooring complemented by a modern wood-burning stove on a tiled hearth, and a built-in TV/storage unit, double sliding barn doors to the new extension. This open-plan modern kitchen/dining area is fitted with a contemporary modern kitchen, within which can be found two separate ovens, microwave combi oven, coffee machine, dishwasher, space and plumbing for an American fridge freezer, whilst on the large central island unit with its breakfast bar is an induction hob, and additional drawer storage – this room enjoys views across the south-westerly rear garden from bi-fold doors overlooking a terrace at the back. Utility room with further modern storage cupboards and space for both washing machine and tumble dryer, wall shelving, stainless-steel sink and drying rail. Door through to attached single garage with room at the rear for traditional storage or workshop

The principal bedroom with doors to the rear decking has built-in wardrobe cupboards, a tiled floor en suite shower with a fully tiled shower cubicle, rain and handheld shower, WC, and large vanity basin with storage drawers below, completing this room is a modern towel rail. The secondary bedroom wing has two large double bedrooms, both with built-in wardrobe storage with the use of a new large modern bathroom with a white suite of freestanding bath with central fill, low-level WC, large vanity basin with drawer storage below, and a separate fully tiled shower cubicle with glass enclosure.

Deceptively spacious modern home with separate garden office, and outdoor kitchen

Guide: £675,000 freehold




Outside

Driveway through walled front boundary leads to a large gravelled parking/turning area for multiple vehicles and access to the attached large single garage. The south-westerly facing large peaceful rear garden can be enjoyed from the timber decking across the back, is dominated by the central lawn area beyond which is an entertaining covered outdoor kitchen, including bar with hot and cold water, power and light, granite worktop and wood-fired pizza oven with barbeque space. Completing outside, and a wonderful addition to the property is the purpose-built self-contained home office, with cloakroom having a WC, hand basin, as well as heating and WiFi..

GENERAL INFORMATION

- New uPVC double-glazed windows
- Re-wired
- Mains water, drainage, electricity and gas connected
- Gas-fired heating
- Council Tax E - £2550.03
- Ofcom states ultrafast broadband is available
- Ofcom states mobile signal is available
- What3words – selection.darts.inspector

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

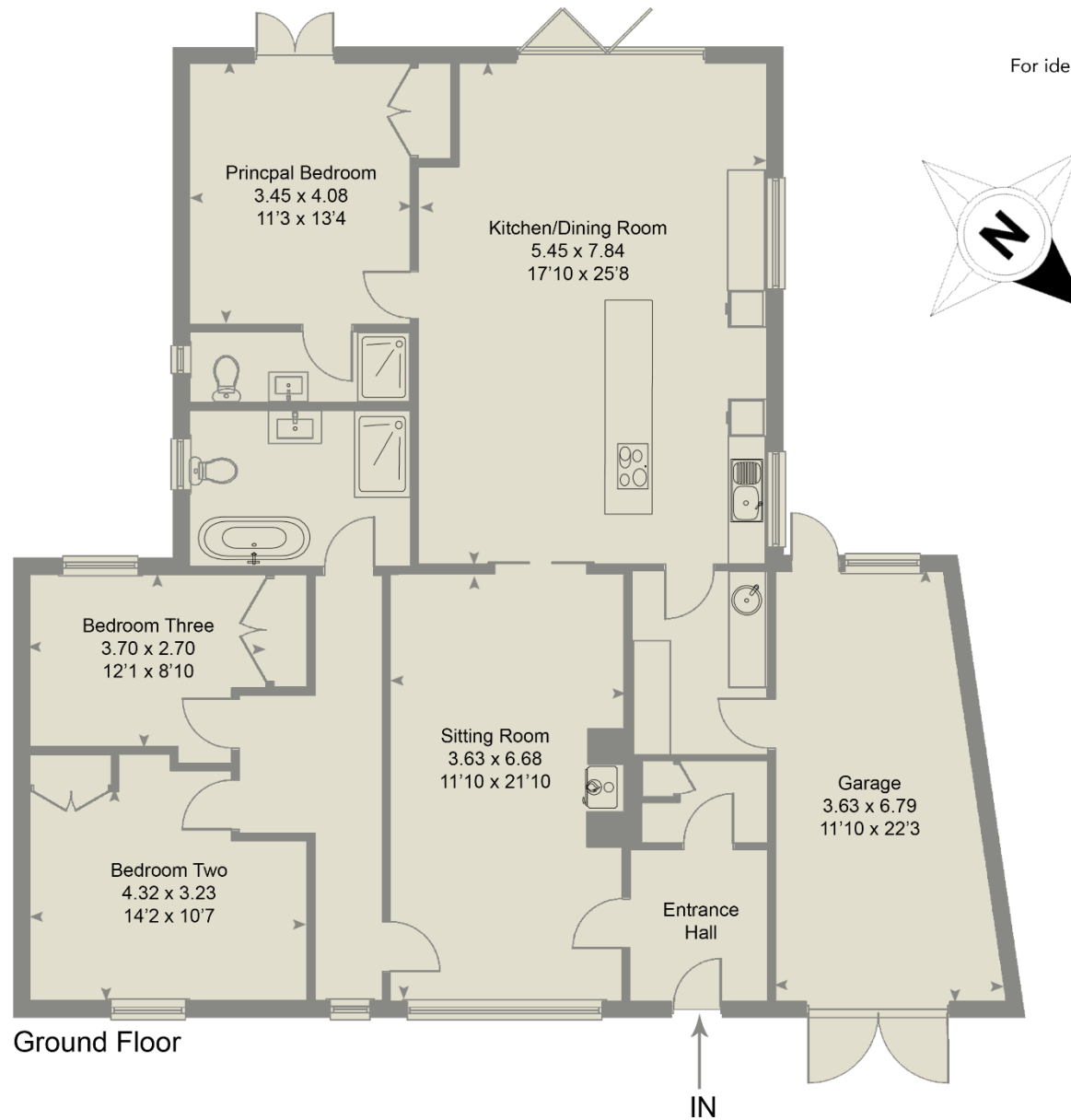


Approximate Gross Internal Area = 150 m² / 1614 ft²

Garage = 21 m² / 226 ft²

Total = 171 m² / 1840 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. Produced on behalf of Bedfords Estate Agents © 2024





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