



A FINE GRADE II LISTED TOWNHOUSE WITH LARGE KITCHEN EXTENSION, WITHIN THIS PRIME LOCATION WITHIN THE MEDIEVAL GRID

25 Whiting Street, Bury St Edmunds, Suffolk IP33 1NP

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ESTABLISHED 1966

25 Whiting Street Bury St Edmunds Suffolk IP33 1NP

- Theatre Royal 0.2 miles
- Abbey Gardens 0.3 miles
- Waitrose 0.4 miles

RECEPTION HALL • CLOAKROOM • SITTING/DINING ROOM • STUNNING NEW KITCHEN/BREAKFAST ROOM • CELLAR • 3 DOUBLE BEDROOMS • DRESSING ROOM/BEDROOM 4 • 2 BATHROOMS EAST-FACING GARDEN WITH GATE ACCESS

Situated within the medieval grid, 25 Whiting Street is an attractive Grade II listed house, built in 1840 by local builder William Steggles, of traditional construction with white-brick elevations underneath a slate roofline.

The property would have originally been two cottages, having now been further remodelled and extended, providing exceptional accommodation that is graced with many notable original features whilst cleverly incorporating modern nuances and versatile living space which enjoys a good degree of natural light throughout.

The property extends to over 2,000ft² comprising large reception hall sash window to the west, useful coat cupboard and downstairs WC. The main living room is divided into both sitting and dining areas, enjoying a double aspect with door leading to the garden and attractive cast-iron fire with mantel and surround.

The striking kitchen/breakfast room is a recent addition, enjoying generous ceiling height with rows of velux roof-lights and glazed easterly wall and two windows to the south. The kitchen is fitted with an extensive range of shaker-style base and eye level units with quartz worktop and inset stainless steel sink unit with drainer, 4-ring Bosch ceramic hob with double oven and dishwasher.

There is access to a two-cell traditional basement, providing large levels of storage and gas boiler.

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Guide: £695,000 (Freehold)



On the first floor is a spacious landing, with access to the principal bedroom, which would likely have been two rooms originally, now enjoying a double aspect, fitted wardrobes and vanity wash basin. There is a further bedroom, both served by the family bathroom, fitted with a tiled modern white suite with bath with shower and screen over, low level WC, wash hand basin and heated towel rail.

On the second floor is a large third bedroom with considerable eaves storage and cupboard, 4th bedroom/dressing room which has been cleverly created using privacy glass which can be programmed opaque or clear glass, and shower room.

Outside

25 Whiting Street has a large east and south facing garden, host to many mature trees and shrubs and large tiered seating terrace flanked by beds. The property is enclosed by both brick walls and timber fencing, with pedestrian gate giving access to College Lane.

Services

Mains water, drainage and electricity • Gas-fired heating • Council Tax Band 'E' • Broadband: Ofcom suggest Ultrafast • 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: quest.started.cubed

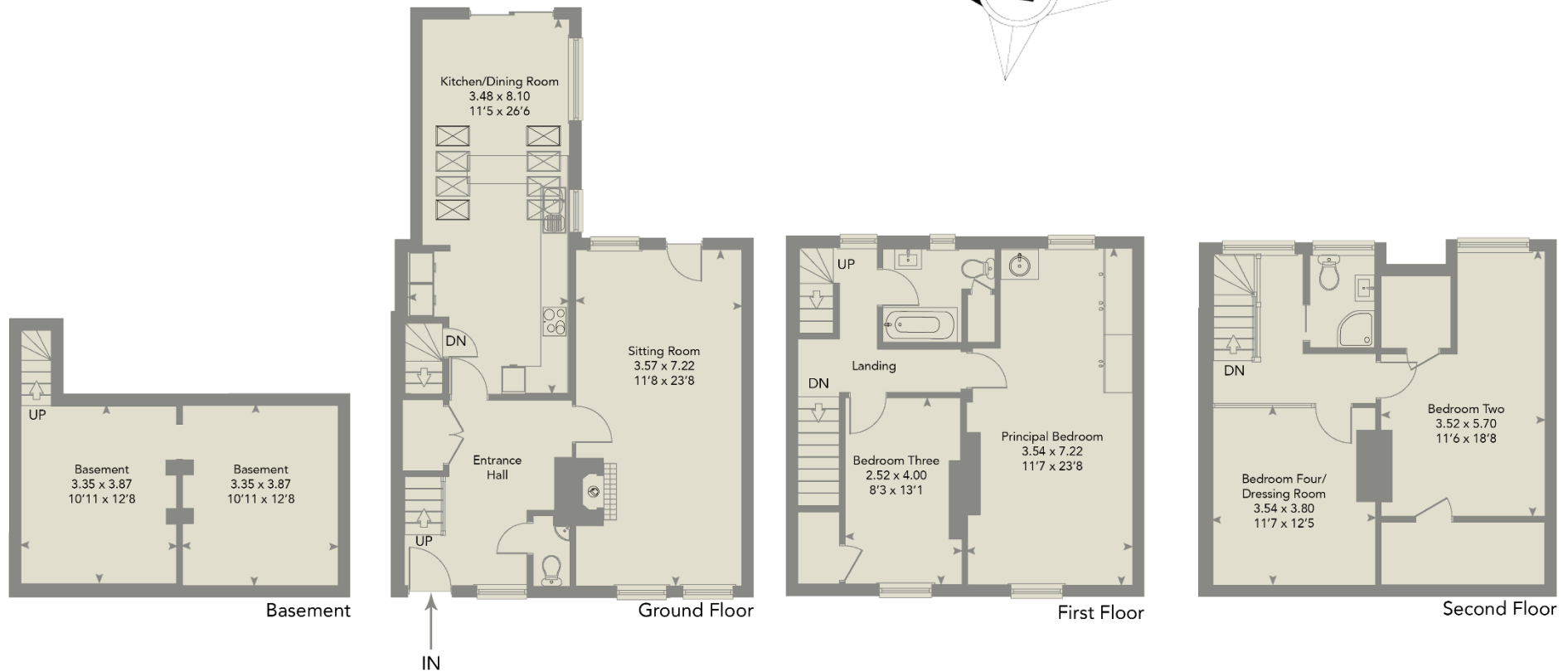
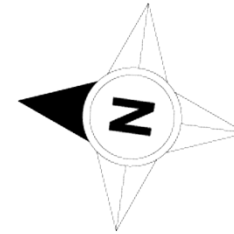


Approximate Gross Internal Area = 170 m² / 1830 ft²

Basement = 27 m² / 290 ft²

Total = 197 m² / 2120 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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