



Linden House, 8c Looms Lane, Bury St Edmunds, IP33 1HE

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ESTABLISHED 1966

Linden House
8c Looms Lane
Bury St Edmunds
Suffolk IP33 1HE

**A unique town centre property with large vaulted first-floor open-plan living room,
and two parking spaces.**

GUIDE: £695,000 *freehold*

RECEPTION HALL • STUDY • CLOAK ROOM • VAULTED LIVING ROOM • OPEN PLAN KITCHEN/BREAKFAST • UTILITY ROOM • 3 BEDROOMS • BATHROOM • LOFT • 2 PARKING SPACES

Linden House is a fine conversion from a former design studio to a unique and flexible town house, offering versatile two-storey accommodation with a large as yet unconverted loft. It currently provides two ground-floor bedrooms and a magnificent first-floor vaulted living room open-plan through to a kitchen/breakfast room, a separate utility and the principal bedroom and bathroom. Whilst the property does not have a garden, it comes with two off-street parking spaces. Briefly it comprises

ENTRANCE HALL - with wide easy-rise staircase and understairs storage cupboard.

STUDY

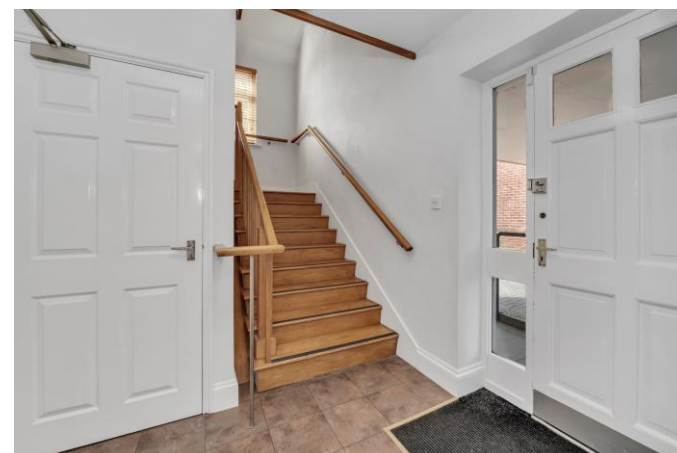
BEDROOM ONE – plantation shutters and built-in wardrobe cupboard.

BEDROOM TWO

CLOAK/SHOWER ROOM - extensively tiled with shower cubicle, low-level WC, wash hand basin and heated towel rail.

First-floor

LIVING ROOM – a magnificent **FORMER STUDIO** with vaulted timbered ceiling and a double-aspect, open-plan through to



KITCHEN/BREAKFAST ROOM - extensively fitted with a range of kitchen units and composite stone worksurfaces forming peninsular breakfast bar inset with one-and-a-half bowl stainless-steel sink and drainer unit, ceramic hob with stainless-steel extractor hood over, built-in oven and separate microwave, built-in fridge, concealed dishwasher, separate freezer.

UTILITY/CLOAKROOM – built-in storage cupboards with space and plumbing for washing machine, low-level WC and wash hand basin.

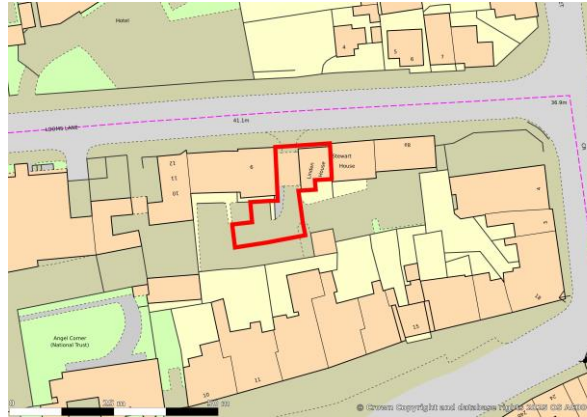
PRINCIPAL BEDROOM - with built-in wardrobe cupboards.

BATHROOM - extensively tiled, with panelled bath with separate shower cubicle, built in vanity unit with wash hand basin with storage below, low-level WC and heated towel rail.

GENERAL INFORMATION

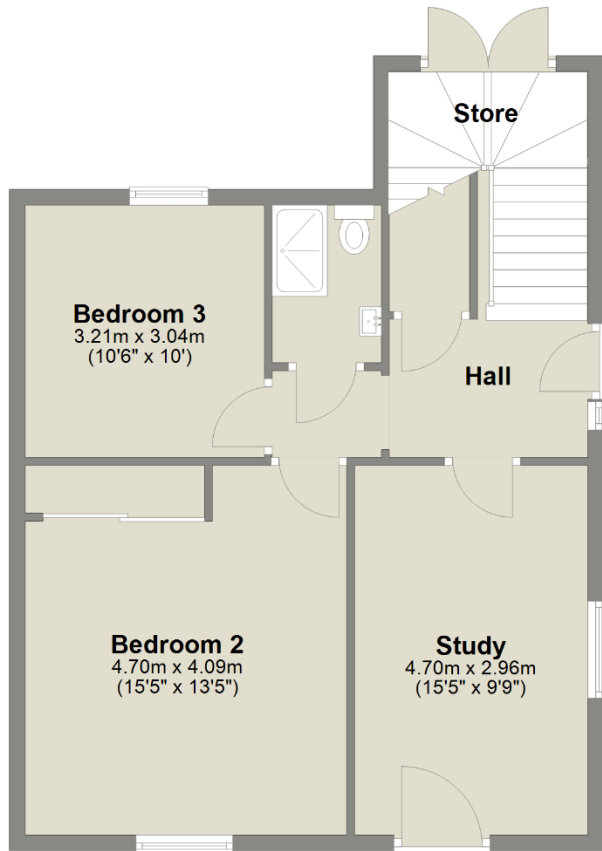
- Gas-fired central heating
- Mains water, drainage and electricity connected
- Conservation area
- EPC rating C
- Council tax – West Suffolk - Band E - £2,550pa
- Ofcom states ultrafast broad band available
- Ofcom states mobile signal available
- Parking Zone A – Brackland area
- No onward chain
- What3words: boards.breezy.resolves





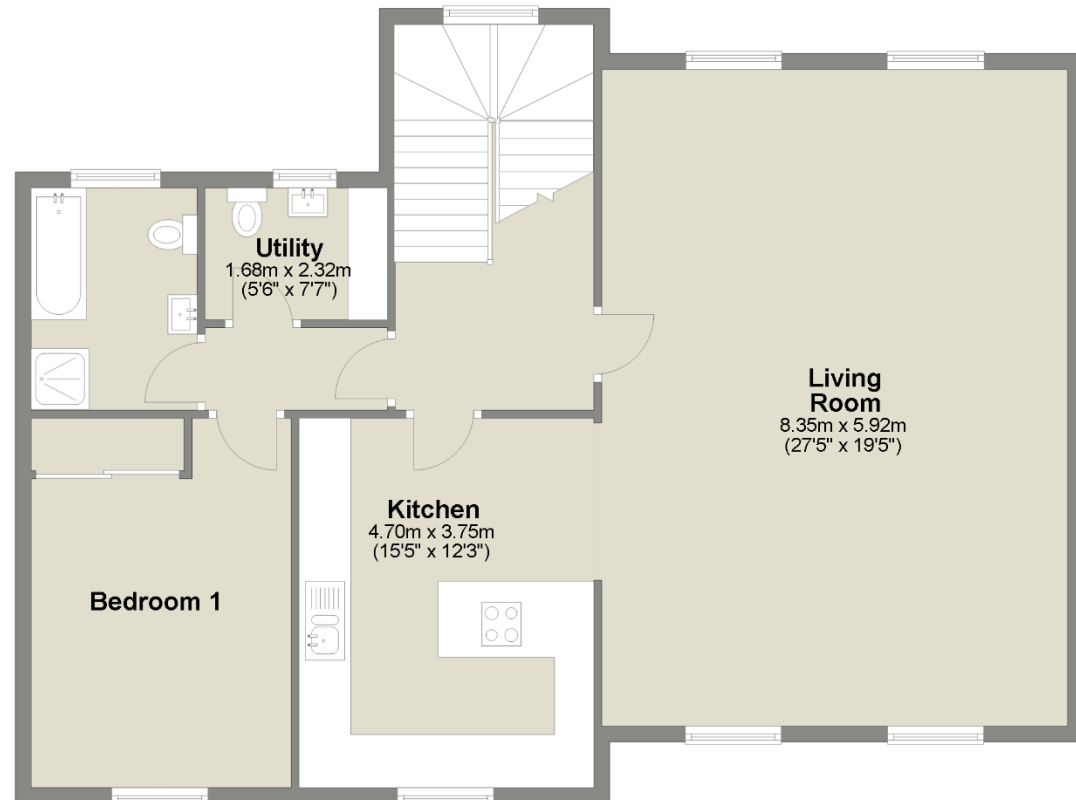
Ground Floor

Approx. 61.5 sq. metres (662.2 sq. feet)



First Floor

Approx. 110.0 sq. metres (1184.0 sq. feet)



Total area: approx. 171.5 sq. metres (1846.2 sq. feet)