



## 115 Queens Road, Bury St. Edmunds, Suffolk, IP33 3ES

SOMETHING RATHER SPECIAL – If you have ever dreamed of living in one of the towns most sought after locations, this stunning Victorian end of terrace is bound to be of interest.

We loved everything about this beautifully presented home and are confident you will too – not least the beautifully landscaped rear gardens which are of a very generous size and include useful off-street parking.

- Exceptionally well maintained Victorian end of terrace
- Located within easy walking distance of the town centre
- Hall, sitting/dining room, stylish kitchen, cloakroom/utility
- 2 Double bedrooms, bathroom, cellar/bed 3/home office
- Large rear gardens with outbuildings and parking
- Early viewing highly recommended

Guide Price £400,000





## General Information

The property is located towards the town end of Queens Road – an area made up of mostly Victorian town houses and possibly one of the most sought after residential areas in Bury St. Edmunds. The house is within comfortable walking distance of the town centre and is within easy reach of all other local amenities, including schooling for all ages.

As previously mentioned, the property is of Victorian origin, but was completely refurbished some years ago making the house much easier to maintain and enjoy. In our opinion, the house now offers the perfect combination of having both the character and proportions of a Victorian home whilst providing bright and stylish accommodation which is always in such demand.

On the ground floor: A useful entrance porch/hallway gives access to the large dual aspect sitting/dining room. The room has 2 fireplaces (one blocked off, one open and working) and a feature bay window with stylish wooden shutters. A staircase leads to the first floor and a further door leads to the cellar. The kitchen enjoys views over the rear gardens and has been fitted with a range of contemporary units, worktop services and integrated appliances. A side door leads out to the gardens.

At basement level: The cellar has been fully converted, tanked out and with underfloor heating. It has natural light and a fire exit window making it suitable for use as a 3rd bedroom or most likely a large home office. There is a separate utility room which offers lots of appliance space and a toilet and sink.

On the first floor: A good-sized landing area gives access to both double bedrooms and the refitted bathroom. The master bedroom is of a particularly generous size and includes a Victorian style fireplace and full width wardrobes with sliding mirrored doors. The bathroom is another spacious room and includes both a bath and a separate shower. Heating is provided by a gas fired boiler and the windows to the front of the house have been replaced with bespoke hand crafted wooden sealed units.

Outside The property is set back from the road with pretty front gardens bordered by low walling. To the side of the house is a shared gated driveway which leads to the rear of the house and onto an enclosed gravelled area providing parking.

The rear gardens are simply stunning and afford a very good degree of privacy and seclusion. Laid extensively to lawn with wide planted borders, pond, vegetable plot and greenhouse. The gardens also include a large timber shed and a further brick outbuilding which has power connected making it suitable for anyone wanting to convert it to a studio or additional home office space.

Agents note: Additional permit parking is available within the street. As is typical with houses of this era, a pedestrian right of way exists to the rear of the house in favour of neighbouring properties, but is rarely used.

Council Tax Band C.

### Directions

From the town centre, proceed up Kings Road crossing over Parkway into the 2nd part of Kings Road. Follow this road around into Albert Crescent leading into Queens Road. The property will be seen after a short distance on the right-hand side.

## Porch/hall

Sitting/Dining Room 25'1 max, 22'8 min x 13'1 (7.65m max, 6.91m min x 3.99m)

Kitchen 8'3 x 8'2 (2.51m x 2.49m)

Cellar/Home Office/Bed 3 12'6 x 9'6 (3.81m x 2.90m)

Utility/Cloakroom 9'7 max x 8'10 max (2.92m max x 2.69m max)

Bedroom 1 13'1 max, 11'5 min x 10'11 (3.99m max, 3.48m min x 3.33m)

Bedroom 2 11'5 x 7'10 (3.48m x 2.39m)

Bathroom 8'3 x 8'2 (2.51m x 2.49m )

## Gardens





