



A MODERN SEMI-DETACHED TOWNHOUSE SITUATED WITHIN THIS HIGHLY REGARDED LOCATION

Rowan House, Albert Street, Bury St Edmunds, Suffolk IP33 3EA

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Bedfords

ESTABLISHED 1966

Rowan House

Albert Street

Bury St Edmunds

Suffolk

IP33 3EA

- Waitrose 0.5 miles
- The Arc Shopping Centre 0.5 miles
- Train Station 0.7 miles

GUIDE: £540,000

RECEPTION HALL • CLOAKROOM • SITTING ROOM
KITCHEN/BREAKFAST ROOM • 4 BEDROOMS
3 BATHROOMS • ENCLOSED GARDEN

Situated on the fringes of the town, a short walk to Waitrose and the Arc, Rowan House is a beautifully finished semi-detached townhouse, built by Moore & Stone Building Ltd in 2018 under the design of architect, Tom Stebbing.

The property is built of traditional construction, with a light buff brick underneath a slate roof line, and extends to around 1,400ft², arranged over three floors. Care has been taken to employ traditional craftsmanship whilst incorporating contemporary nuances and stylistic features.

The ground floor comprises an entrance hall with tiled flooring and storage cupboard, a west-facing sitting room, a cloakroom with utility cupboard and large kitchen/breakfast room.

The kitchen is fitted with a stylish contemporary Shaker kitchen, built and fitted by Moore & Stone, with integrated 4-ring induction hob, oven, fridge, freezer and dishwasher. The room has bi-fold sliding doors to the garden and Velux roof lights.

On the first floor is a master bedroom with stylish en suite shower room and a second double bedroom, along with a study/3rd bedroom, and family bathroom, whilst on the second floor is a super bedroom suite with shower room and dressing area.



Outside

To the front is a low brick wall, and wrought iron gates give access to the house, as well as a side access for bins and bikes. The garden area itself has solid brick wall borders, attractive trellis work, block-paved terrace and garden store.

Agents Note

The photographs were taken in summer of 2018, and is presently being rented out, with vacant possession from March 2024.

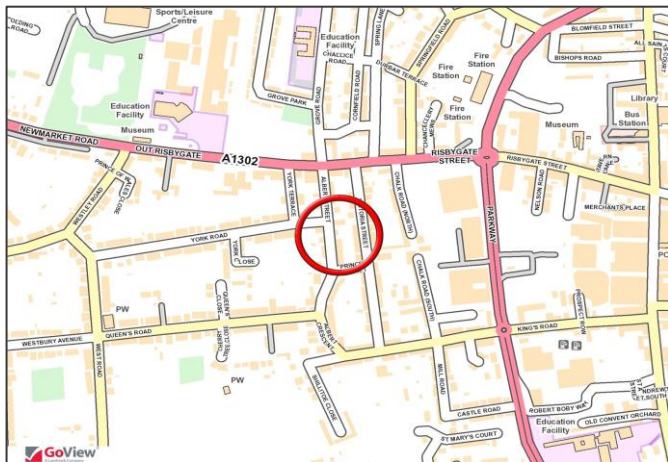
Services

Mains water, drainage and electricity. Air source heating.

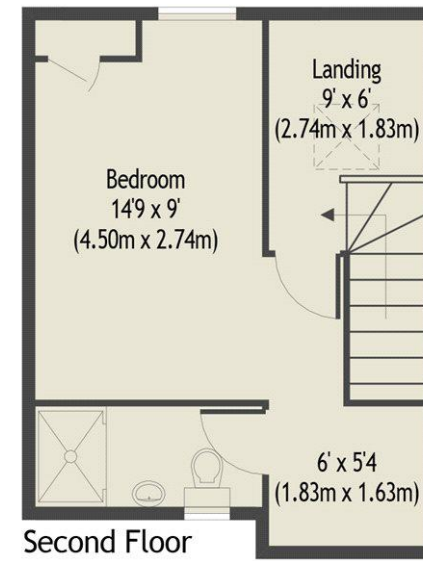
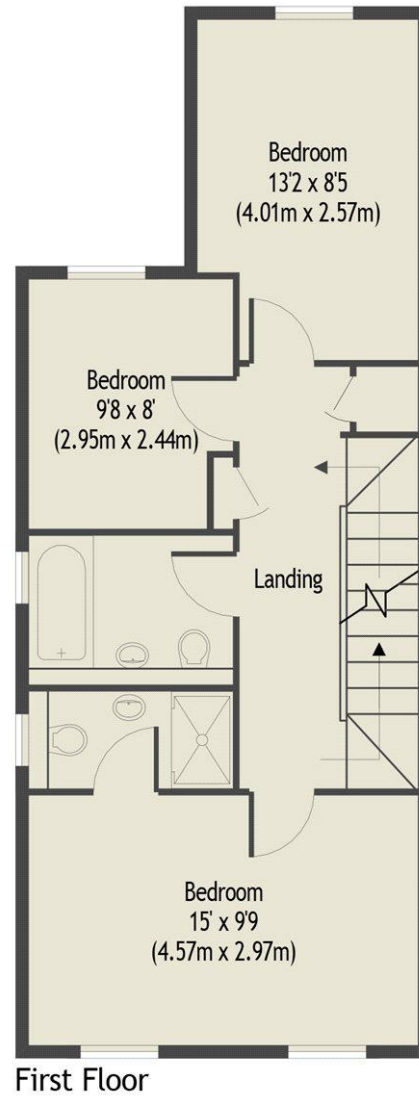
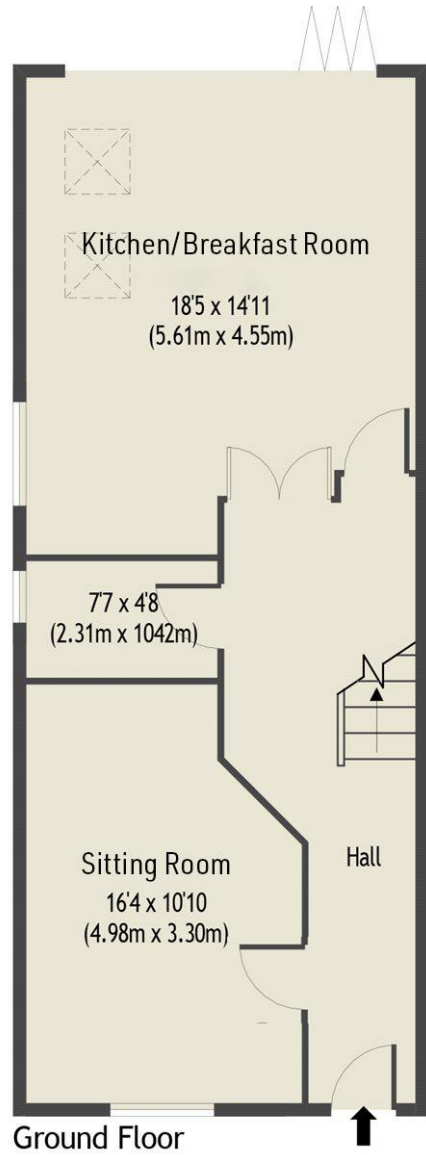
Location

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.

FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, certain fixtures and fittings may be excluded from the sale.



Rowan House, Bury St Edmunds
Approx. Gross Internal Floor Area - 1411 Sq ft / 131 Sq M



For identification purposes only. Not to scale.
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