



AN ELEGANT TOWNHOUSE WITH PARKING FOR 2 CARS

39 Mill Road, Bury St Edmunds, Suffolk, IP33 3NN

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ESTABLISHED 1966

**39 Mill Road
Bury St Edmunds
Suffolk
IP33 3NN**

AN ELEGANT TOWNHOUSE WITH PARKING FOR 2 CARS

- Waitrose 0.3 mile
- Abbey gardens 0.9 mile
- Train Station 1.1 miles

Guide: £375,000

ENTRANCE HALL • SITTING ROOM • DINING ROOM •
CELLAR • BESPOKE KITCHEN • 2 BEDROOMS • BATHROOM
PRIVATE GARDEN • PARKING FOR AT LEAST 2 CARS

Situated on the fringes of the town, a short walk to the centre, 39 Mill Road is a graceful townhouse, built of traditional construction with white brick elevations underneath a slate-tiled roofline. Graced with lovely original features whilst blended with tasteful improvements during a restoration project in recent years, the accommodation benefits from a high degree of natural light and elegant proportions.

The property comprises entrance hall with herringbone brick floor, staircase to first floor. The sitting room has an open fireplace with stone hearth, cast-iron tile fire grate and fire surround and mantelpiece over, shelved alcoves with storage cupboards below, stripped pine floor, moulded corning.

The dining room is ideal for entertaining, with stripped pine floor, moulded corning, open fireplace, two wall light points, storage cupboard, a good-sized cellar, and double doors through to kitchen.

The kitchen is partially vaulted with brick floor and traditional painted shaker style fitted kitchen, with beautifully polished Iroko work surface incorporating drainer with stainless steel sink, fitted dishwasher, washing machine and space for fridge freezer, door to terrace and garden.



On the first-floor landing is access to bedroom 1, with open cast iron fire grate with mantelpiece over and bedroom 2, which is fitted with a range of built-in wardrobes, storage and boiler cupboard.

The bathroom has a panelled bath, extensively tiled splashback with mixer, separate shower unit and shower screen over, built-in vanity unit with storage below, tiled work surfaces, wash hand basin, two wired points, cast iron fire grate.

Outside

To the front of the property is access from Mill Road (a no through road) to a parking area, providing parking easily for 2 cars, a potential third should visitors *pop by*. The rear garden has a paved terrace and lean-to garden store with sleeper steps up to a raised lawn enclosed by fencing with raised bed and flower border.

Services

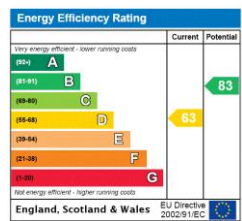
Mains water, gas, electricity and drainage connected.

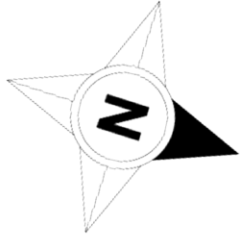
Local Authority:- West Suffolk – Band C

Location

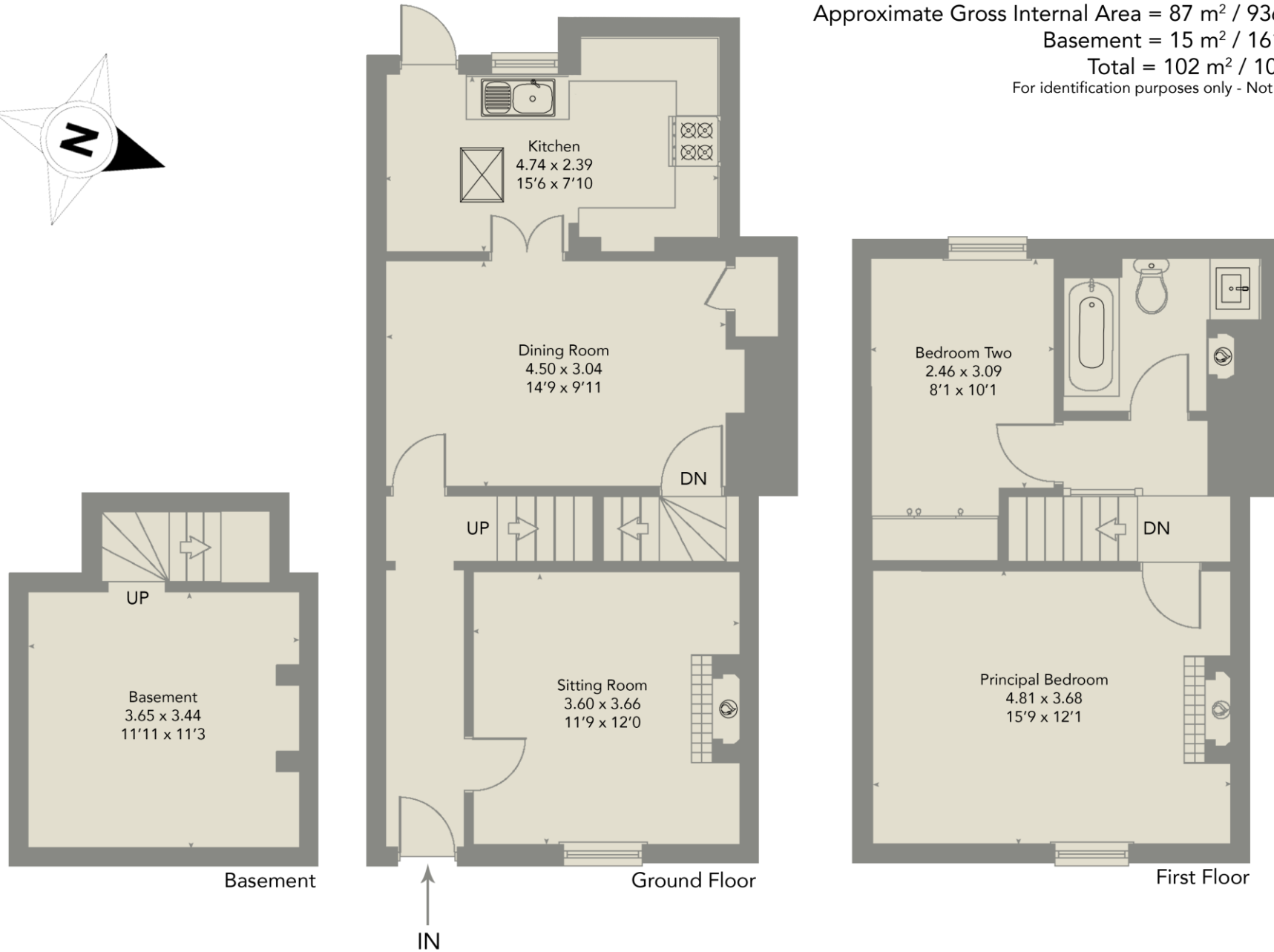
Mill Road is located convenient for the town centre, with the closest shop being Waitrose Bury St Edmunds, a historic and charming town. Striking ancient landmarks include Suffolk’s only cathedral, and a magnificent Guildhall, England’s oldest complete civic building.

Georgian gems include the exquisite Theatre Royal, our country’s only surviving Regency theatre. Modern Bury St Edmunds has all the attractions you would expect in a 21st-century town, with everything from national brands to independent stores, including the state-of-the-art Arc shopping centre. The award-winning twice-weekly market offers a wide range of local produce.





Approximate Gross Internal Area = 87 m² / 936.5 ft²
Basement = 15 m² / 161.5 ft²
Total = 102 m² / 1098 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 © 2022





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