



24 Albert Street, Bury St Edmunds, Suffolk, IP33 3DZ

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Bedfords

ESTABLISHED 1966

**24 Albert Street
Bury St. Edmunds
Suffolk
IP33 3DZ**

**AN ELEGANT TOWN HOUSE WITH DRIVEWAY, 4 CAR GARAGE,
A LARGE GARDEN AND LOTS OF SPACE TO EXTEND**

GUIDE: £499,950 Freehold

**HALL | SITTING ROOM | DINING ROOM | KITCHEN |
CONSERVATORY | UTILITY | WET ROOM | 3 BEDROOMS
| FAMILY BATHROOM | CELLAR | GARAGE | PARKING |
GARDEN**

HALL – with staircase

SITTING ROOM – double-aspect room with chimney breast and moulded fire surround, stone hearth and shelved alcove.

DINING ROOM – chimney breast and fitted fireplace, stone hearth, shelved alcove and built-in cupboard, double doors through to

CONSERVATORY - A double-aspect room with double doors to terrace garden and open-door way through to

KITCHEN – partly open-plan through to the conservatory, with a range of limed oak-fronted wall and base kitchen units, with worksurface inset with sink and drainer unit, inset hob, built-in oven with extractor over.

UTILITY with worksurface inset with stainless-steel sink and drainer, space for washing machine, storage cupboard and door to outside.

WET ROOM – extensively tiled, with shower unit, heated towel rail, wash hand basin and low-level WC.

CELLAR – with pavement window, gas and electric meters, exposed brickwork, and shelving.



FIRST-FLOOR

BEDROOM ONE - with extensive range of built-in wardrobes, separate walk-in storage cupboard, twin sash windows to the front elevation, and original chimney breast.

BEDROOM TWO – with a range of built-in wardrobes, original chimney breast, and view of the garden to the rear.

BEDROOM THREE/STUDY – walk through to

FAMILY BATHROOM - extensively tiled with panelled bath with mixer shower attachment over, vanity unit with storage below and inset wash hand basin, and low-level WC.

OUTSIDE There are double gates to a gravel driveway providing parking for at least three cars, which in turn leads to a **GARAGE** – 16'3" x 26'5", potentially for alternative uses including workshop, or perhaps an annexe, subject to planning. **THE GARDEN** is a particular feature with a small terrace, with ornamental pond and pathway to the rear garden past former **STUDIO** and **GREENHOUSE** to the garden offering privacy with mature hedges, with a variety of flowering shrubs and bushes, with cut flower garden, and roses. Further outbuildings, potting shed and garden store are located at the bottom of the garden.

General Information

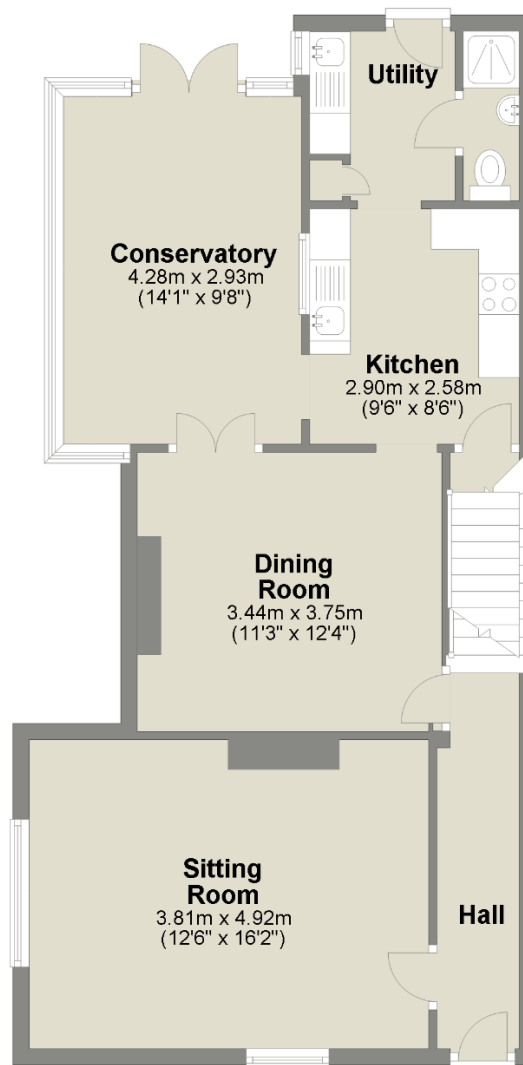
- mains water, gas, drainage and electricity connected.
- Gas-fired central heating
- Council Tax: West Suffolk – Band D - £1,994 pa.
- In a conservation area.
- Ofcom states Ultrafast Broadband available.
- Ofcom states Mobile signal available.
- Flood risk zone 1 (low).





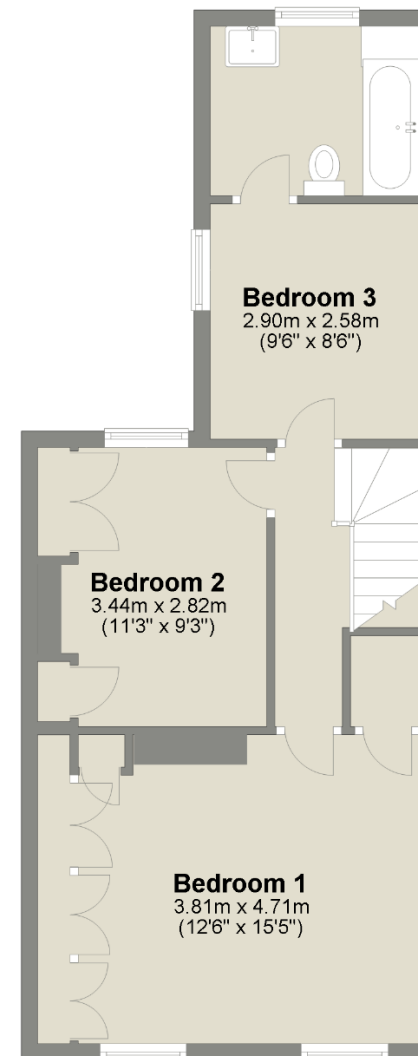
Ground Floor

Approx. 66.2 sq. metres (713.1 sq. feet)



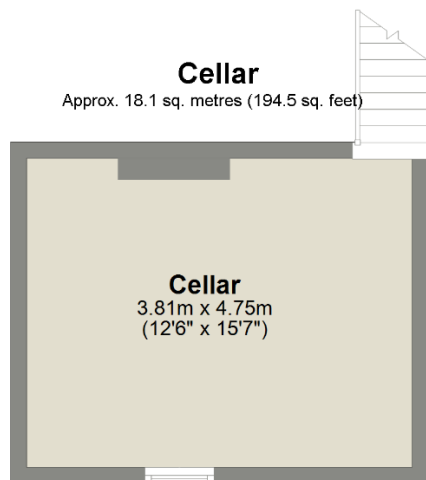
First Floor

Approx. 48.0 sq. metres (516.4 sq. feet)



Cellar

Approx. 18.1 sq. metres (194.5 sq. feet)



Energy Efficiency Rating	
Current	Potential
81	82

Total area: approx. 132.3 sq. metres (1424.0 sq. feet)

For identification purposes only. Not to scale.
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Plan produced using PlanUp.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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