



19 Hatter Street, Bury St Edmunds, Suffolk, IP33 1NE

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ESTABLISHED 1966

**19 Hatter Street
Bury St Edmunds
Suffok
IP33 1NE**

An elegant town house with garden, private gated parking for four cars, potential annexe, and scope to improve.

Guide: £650,000

RECEPTION HALL | DINING ROOM | CLOAKROOM | LAUNDRY CUPBOARD | SITTING ROOM | KITCHEN/BREAKFAST ROOM | CELLAR | PRINCIPAL BEDROOM WITH EN SUITE BATHROOM | TWO FURTHER BEDROOMS | SHOWER ROOM | ATTIC | OUTBUILDING | GARDEN AND TERRACE | PARKING

A Grade II listed property refurbished in 2014 from a former commercial premises back into an elegant residential town house. The restoration included a new wooden (oak) floor, removal of the paint from the brick façade, the overhauling of the roof and valleys. It now provides light and spacious accommodation predominantly over two floors along with a good cellar and attics. The property retains a number of fine features, including panelling, high ceilings with cornicing, and a magnificent early 18th century staircase to the first-floor. There is still scope for further cosmetic improvement and of particular note, is the south-west facing walled garden with a brick outbuilding suitable for conversion in to a self-contained annexe, subject to planning permission. There is a private enclosed car park suitable for up to four cars or room for garaging. Briefly, the accommodation comprises:

RECEPTION HALL with large door mat well and wide oak floorboards, through to part-glazed door providing an outlook over the garden.

DINING ROOM with original panelling, open fireplace with cast-iron grate and moulded cornicing, storage cupboard and two wall light points.

CLOAKROOM with low-level WC and wash hand basin.

LAUNDRY CUPBOARD with wash basin and plumbing for washing machine.

SITTING ROOM with high ceilings, moulded panelling and cornicing, and new split-level oak floor, a double-aspect room with full height French doors to terrace and garden, four wall light points, open arch through to



KITCHEN/BREAKFAST ROOM with dado panelling and a range of fitted oak topped kitchen units with inset sink and drainer unit, space for cooker, space and plumbing for dishwasher, and four wall light points.

CELLAR with brick floor, shelved storage alcoves and walk-in store room.

FIRST FLOOR

PRINCIPAL BEDROOM with corner fireplace with cast-iron fire grate and panelling over, shelved storage cupboard, **EN SUITE BATHROOM** with free-standing roll-top ball and claw foot bath, pedestal wash hand basin, low-level WC, and boiler cupboard.

BEDROOM TWO with wide floorboards, overlooking Hatter Street, with built-in wardrobe cupboard.

BEDROOM THREE – wide floorboards, overlooking Hatter Street, with small original wardrobe cupboard.

SHOWER ROOM with shower cubicle, low-level WC, wash hand basin, tongue-and-groove panelling.

SECOND-FLOOR

ATTIC with clear potential for additional accommodation, subject to permissions.

Outside

Outside there is a walled garden, two small areas of lawn, with a large terrace and brick path to a **FORMER LAUNDRY** – a former two-storey outbuilding with ceramic tiled floor, double-aspect, with lobby, and low-level WC, and door to a partly retained original staircase leading up.

A pedestrian gate leads from the garden to a private yard providing parking for an estimated four cars and perhaps a cart lodge, subject to planning approval.

Services

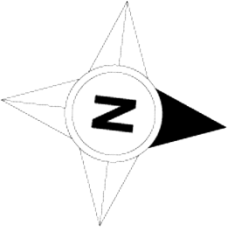
Mains water, electricity and drainage connected.

Local Authority: West Suffolk – Band C – freehold.

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



Approximate Gross Internal Area = 202 m² / 2174 ft²
 Garden Store = 22 m² / 237 ft²
 Basement = 38 m² / 409 ft²
 Total = 262 m² / 2820 ft²
 For identification purposes only - Not to scale



= Reduced headroom below 1.5m / 5'0

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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 © 2023

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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