



**Antigua Cottage,
Bury St. Edmunds, Suffolk.**

**DAVID
BURR**



ANTIGUA COTTAGE, 26 ALBERT STREET, BURY ST. EDMUNDS, SUFFOLK. IP33 3DZ

The Cathedral town of Bury St Edmunds lies in West Suffolk at the heart of East Anglia famous for its Benedictine Abbey. The town has extensive facilities and amenities to cater for all walks of life and has exceptional transport links. The A14 bypasses the town and links the Midlands with the East coast. London via the M11 is 60 miles. The railway station offers services to Cambridge, Norwich and Ipswich with connections for London. A commuter rail link is available at Stowmarket.

This charming period cottage has been the subject of a sympathetic programme of improvement throughout the current owner's tenure and now provides extensive and versatile living space. Further benefits include the existence of off-road parking and an outstanding garden. **In all about 0.17 acres.**

A splendid period cottage well placed for the town and with the benefit of a large sunny garden and extensive off-road parking.

ENTRANCE HALL: An inviting area with high ceilings, picture rail, staircase off and opening to:-

SITTING ROOM: A charming room with a picture rail, fitted display shelving, fireplace with ornate wood surround and exposed brickwork.

DINING ROOM: A feeling of space created by the opening and link to the kitchen/breakfast room. Finished with a mirror backed display area, picture rail and door to:-

STUDY HALL: A versatile space with double doors opening on to the terrace and garden beyond.

Inner Hall: With large walk-in **STORAGE/BOOT ROOM** and door to:-

BEDROOM 4: A charming guest room with door to:-

ENSUITE: Large fully tiled shower cubicle, heated towel rail, WC and wash hand basin with storage below.

AGA KITCHEN/BREAKFAST ROOM: An exceptional room with double doors opening on to terracing and the garden beyond. Finished with an extensive range of handmade bespoke solid wood units and worktops,

inset sink with mixer tap over. There is a large red **AGA** complete with companion to side. Matching island fitted with oak wood worktops and display shelving. Integrated wine rack and space for wine fridge. **Pantry** cupboard. Space for a full height fridge/freezer.

UTILITY ROOM: Fitted with an extensive range of matching units and worktops. Integrated single drainer sink unit with mixer tap over. Plumbing for dishwasher and washing machine. Heated towel rail.

CLOAKROOM: Fitted WC and wash hand basin. Cloaks hanging area.

CELLAR: A versatile space currently utilised as a games room but with potential for a family room, play room, etc.

First Floor

LANDING: Useful linen cupboard, access to loft storage space and doors to:-

BEDROOM 1: Enjoying a lovely view over the rear garden and is complemented by:-

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ENSUITE DRESSING ROOM: Finished with extensive part-mirror fronted wardrobes, storage cupboards and shelving.

ENSUITE BATHROOM: A spacious room with a double ended ball and claw foot bath, period style fittings and shower attachment. Large fully tiled shower cubicle, heated towel rail, WC, twin wash hand basins with storage below and fitted worktop.

BEDROOM 2: A charming room with a high ceiling and a view of the street scene below. Finished with a picture rail, ceiling rose, extensive built-in wardrobes and door to:-

ENSUITE SHOWER ROOM: Fully tiled shower cubicle, WC and wash hand basin with storage below.

BEDROOM 3: Built-in double wardrobe and door to:-

ENSUITE BATHROOM: Finished with a quarter length bath and shower over. WC and wash hand basin with storage below. Heated towel rail.

Outside

Large double gates open to a long sweeping gravel drive which provides extensive parking for a number of vehicles. A 5-bar gate opens to a further area of parking, space for a **CARTLODGE/STUDIO** etc, subject to the necessary planning consents. The garden has been cleverly designed to take advantage of the south-west facing aspect and includes a large terrace, meandering pathway bordered by established trees, shrubs and a wild garden to the rear.

SERVICES: Main electricity, water and drainage are connected. Gas heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: D - £2,086.39 – 2024.

EPC RATING: Currently awaiting report.

BROADBAND SPEED: Up to 1000 Mbps (source Ofcom).

MOBILE COVERAGE: EE, Three, O2 and Vodafone (source Ofcom).

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WHAT3WORDS: ///stub.flux.agents.

VIEWING: Strictly by prior appointment only through DAVID BURR Bury St. Edmunds 01284 725525.

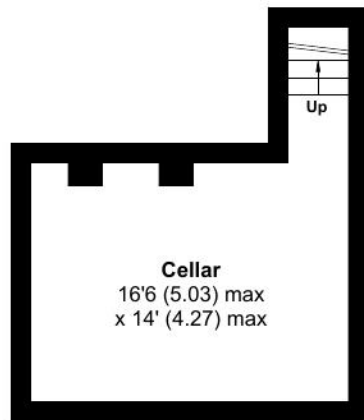
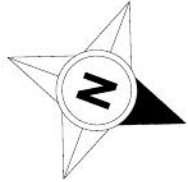
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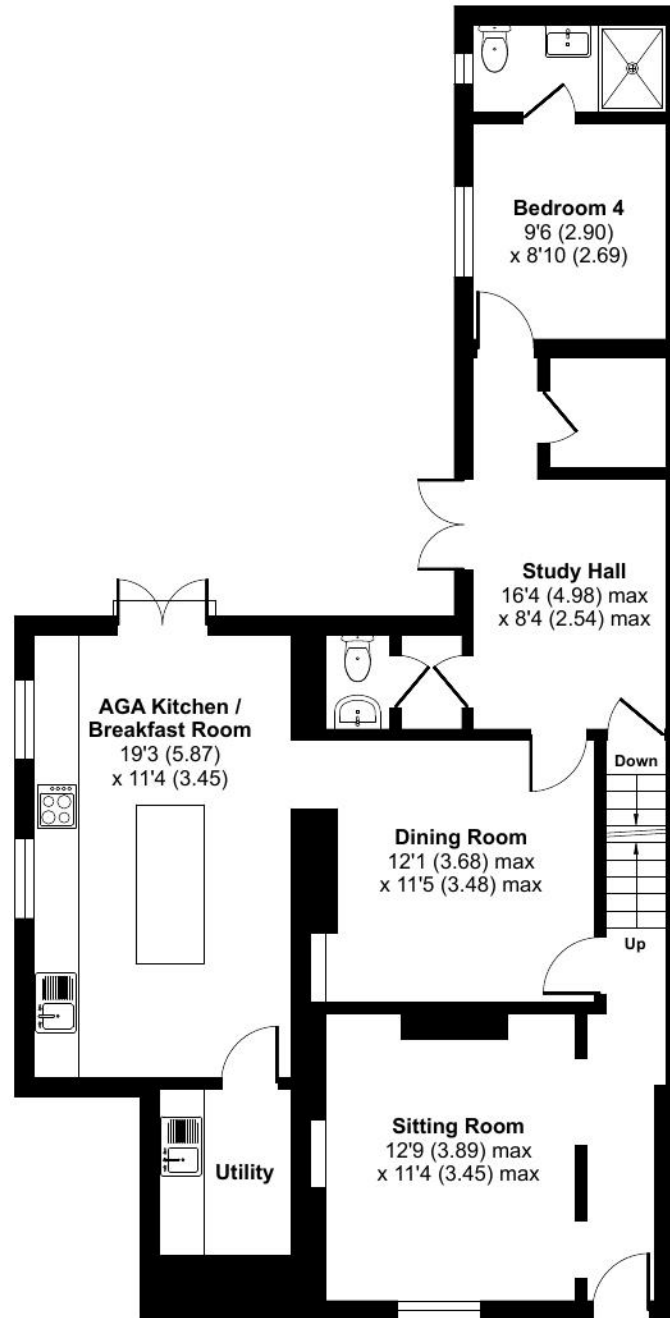
Albert Street, Bury St. Edmunds, IP33

Approximate Area = 2023 sq ft / 187.9 sq m

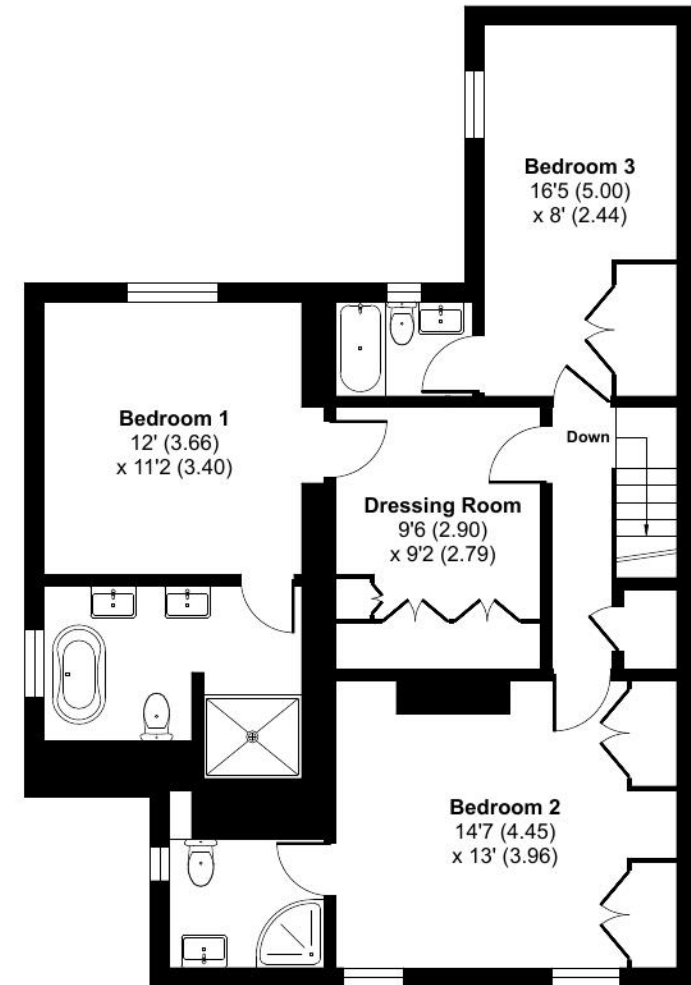
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