



# ORCHARD HOUSE

Petticoat Lane | Bury St. Edmunds | Suffolk





High specification dual aspect U-Shaped Kitchen with LED accent lighting, contrasting white marble worktops with sleek cabinetry in matt graphite

# ORCHARD HOUSE

PETTICOAT LANE | BURY ST EDMUNDS | SUFFOLK

- Two-bedroom first floor apartment, designed & built to an extremely high specification with own private balcony
- Good location; town centre convenience on the historic fringe of Bury St. Edmunds & A14 ease-of-access
- Impressive private residents' central atrium lobby serviced by elevator and glazed stairwells
- Allocated residents' parking space, electrical vehicle charging points & bike store
- Highly appointed sleek contemporary kitchen with wine cooler
- Designer en-suite bathroom & shower room by *Porcelonosa*
- HDMI optic wired ready for *Sky Q* / Cable, 40-60Gb download, swipe & go alarms
- Dark walnut floor coverings & double glazed windows
- RAF Lakenheath & Mildenhall only 25 mins driving distance



## No expense spared, exclusive new high specification town centre apartment with allocated parking

Positioned on the first floor is this exclusive two-bedroom apartment, which has been tastefully designed and built with various features that will appeal to tenants. Accommodation includes entrance hall, a large living/dining space with French doors to private balcony terrace, pocket doors slide to reveal a meticulously designed sleek contemporary kitchen, innovative utility room area, luxuriously appointed shower room and en-suite bathroom. Dark walnut floor coverings lend to its high-end finish. Double glazed windows let in large amounts of light.

Approached via gate piers and a pathway leading to an impressive private residents' lobby with a central glazed atrium, secure video/audio entry phone systems and automatic welcome lighting. There is also an allocated parking space within the smart block paved parking area in addition to electrical vehicle charging points and a bicycle lock-up rack. Landscaped gardens wrap around the property and with the benefit of a west-facing private balcony terrace to enjoy the evening sunlight and summer BBQs.

**Orchard House** is conveniently located within easy walking distance of the historic Cathedral town of Bury St. Edmunds and provides excellent A14 ease-of-access. Situated on the much favoured west side of town and located within a short walk of West Suffolk Hospital. There is a promenade of shops including a Tesco's convenience store, butchers, dry cleaners, coffee shop and hairdressers. A filling station is conveniently nearby also. The bars and restaurants of Abbeygate Street are within reach. Refer to our Situation page to discover Suffolk.

# ACCOMMODATION

## WITH APPROXIMATE MEASUREMENTS

Orchard House displays extremely well-considered features for the enjoyment of tenants following a comprehensive design and build to the highest of standards. The versatile, well-appointed and fantastically arranged accommodation measures approximately 732 ft<sup>2</sup> (68.0 m<sup>2</sup>) and made to stand-out from the rest. Ideally suited for relocating professionals, hospital workers and visiting forces alike.

### COMMUNAL ENTRANCE HALL LOBBY

Approached through gate piers is large block paved residents' only car parking area with designated spaces for tenants. A pleasant and secure lobby with its dual aspect light and lofty atrium and impressive full height fenestration welcomes residents and guests. Secure video/audio entry phone system. Automated lighting and mail area.

### APARTMENT ENTRANCE HALL

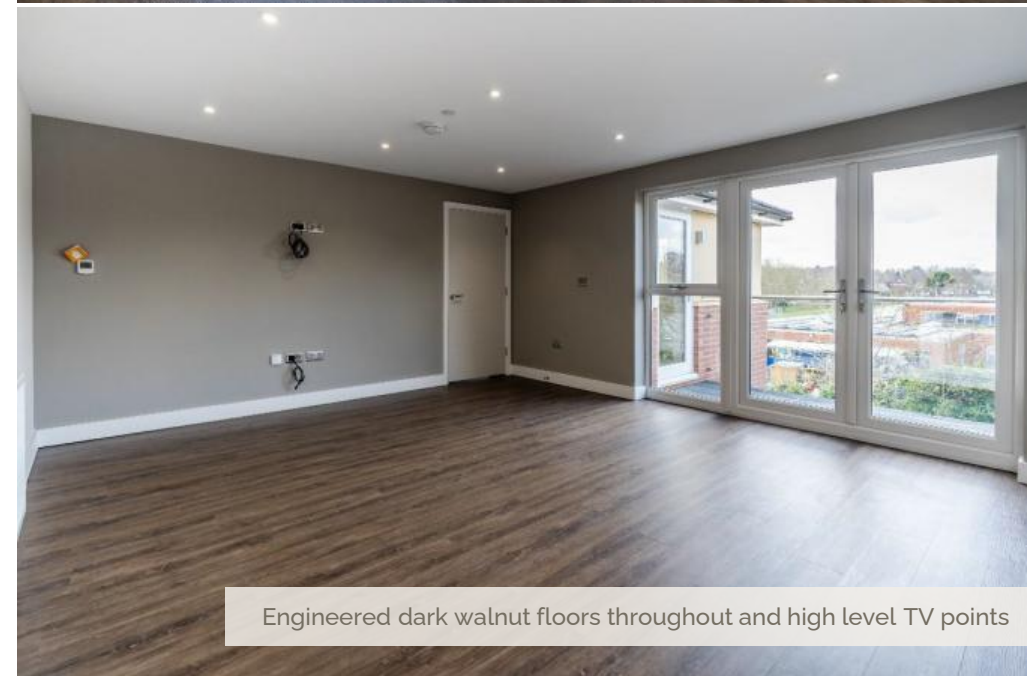
Dark walnut floor coverings with door to:

### LIVING / DINING ROOM 15'9" x 14'1" (4.80m x 4.30m)

Walk into a large and light well-proportioned living/dining space. An impactful area of wide fenestration and floor-to-ceiling windows to the rear aspect. Dark walnut floor coverings. Recessed lighting. High level TV point. Zoned thermostat. Secure video/phone entry system. Swipe & go alarm system. HDMI optic wired points ready for Sky Q / Cable. Radiator. French doors open to:



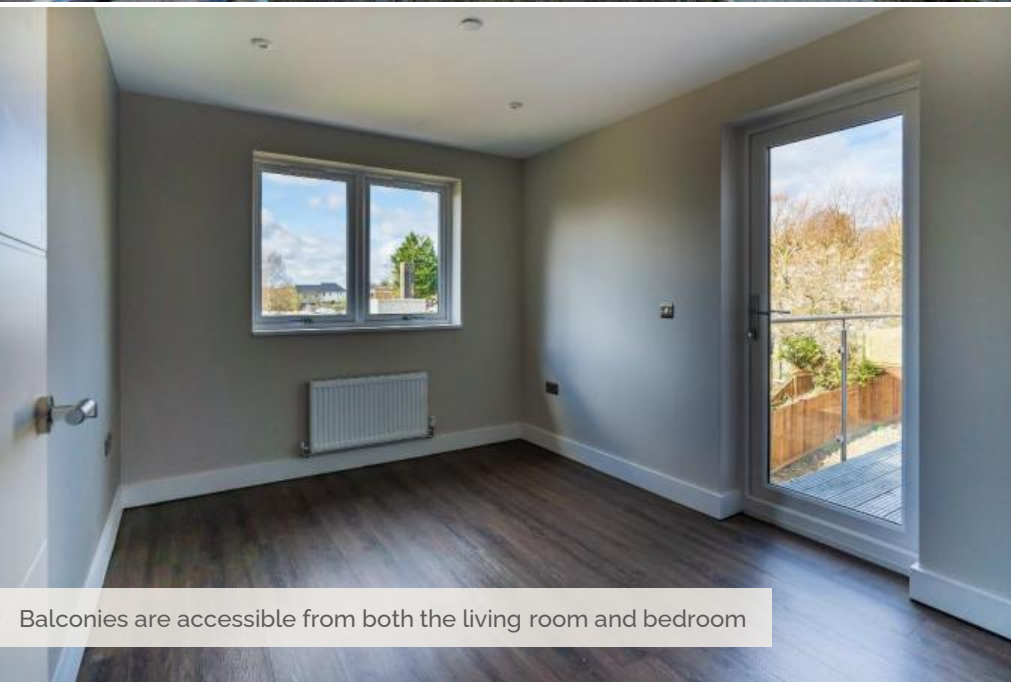
Living room with French doors to balcony and sliding doors to kitchen



Engineered dark walnut floors throughout and high level TV points



Balcony views with glazed stainless steel balustrades



Balconies are accessible from both the living room and bedroom

#### BALCONY TERRACE 11'6" x 6'3" (3.50m x 1.90m)

This apartment is available to rent with a balcony terrace to enjoy the evening sunlight and summer BBQs. Tiled seating area. External up and down lighting.

#### KITCHEN 10'2" x 7'3" (3.10m x 2.20m)

Clever open-plan pocket doors slide to reveal a contemporary Kitchen with window to garden aspect. Adding real impact to this modern space is the designer kitchen with its signature minimalism, sleek lacquered graphite grey and soft closing cabinetry with handleless integral J-Pull drawers. Extensively fitted with a range of wall and base units beneath white marble worktops with LED task lighting above, equipped USB enabled power points and a one and a half bowl sink with a double lever mixer tap in matt black inset. High quality appliances include full height *Zanussi* fridge/freezer, *AEG* microwave oven, *AEG* oven, *CDA* six bottle wine cooler, *CDA* full size dishwasher and Infusion four ring hob with stainless cooking extractor above. Dark walnut floor coverings. Recessed lighting. Further styled LED ambient lighting.

#### UTILITY ROOM

Extensively fitted innovative utility room space with a range of handleless integral J-Pull cabinetry in matt graphite beneath white marble worktops with a one and a half bowl sink with a double lever mixer tap in matt black inset. Appliances include an *AEG* washer/dryer. Cupboard housing water cylinder and boiler. Extractor fan. Dark walnut floor coverings. Recessed lighting.

**BEDROOM ONE 15'1" x 9'10" (4.60m x 3.00m)**

Principal bedroom with windows to rear aspect. High level TV point. HDMI optic cable points ready for *Sky Q* / Cable. Dark walnut floor coverings. Recessed lighting. Radiator. Door to:

**EN-SUITE BATHROOM**

This luxuriously appointed en-suite bathroom is fitted with a designer suite tastefully tiled by *Porcelonosa* comprising low level dual flush wc, pedestal wash basin with mixer tap and a large walk-in double length shower with detachable shower head and glazed sliding doors. Shaver point. Extractor fan. Heated towel rail. Mirror. Recessed ceiling lights. Window to side aspect.

**BEDROOM TWO 11'2" x 6'10" (3.40m x 2.70m)**

Double bedroom with window to rear aspect depending on choice of apartment. French door to garden terrace. Dark walnut floor coverings. Recessed lighting. Radiator.

**SHOWER ROOM**

This luxuriously appointed shower room, usefully accessed via the Inner Hall, is fitted with a designer suite made by *Porcelonosa* comprising low level dual flush wc, pedestal wash basin with mixer tap and a large walk-in double length shower with detachable shower head and glazed sliding doors. Shaver point. Extractor fan. Heated towel rail. Mirror. Recessed lighting.



Sumptuous en-suite bathroom



Designer shower room



Innovative utility room with basin and marble worktops together with six bottle capacity wine refrigerators



## DISCOVER SUFFOLK

Bury St. Edmunds is an extremely attractive and prosperous market town located in the heart of Suffolk. The A14 gives fast access to the east coast ports, Ipswich, Cambridge, the Midlands and to Stansted and Cambridge Airports, as well as London via the M11. The Arc is the town's latest, modern retail outlet and is a popular shopping destination. All major food stores are well-represented, including Waitrose. There is a twice-weekly open-market in addition to a variety of eateries, attractions and places to stay. The Millennium Tower that crowns St. Edmundsbury Cathedral is the landmark. There is plenty on offer to keep families entertained. The Apex Arts Centre is a state-of-the-art live entertainment venue which hosts exhibitions and events. Watch a great performance at the Theatre Royal – the only surviving Regency playhouse in England. Other amenities include a range of health clubs, swimming pools and leisure facilities. Bury St. Edmunds has a real sense of community and is a truly friendly town. Ideally placed to offer a fantastic lifestyle to visiting forces based at RAF Lakenheath and RAF Mildenhall.

Horseracing is at neighbouring Newmarket, a number of interesting golf courses nearby, sailing and water sports on the River Orwell and an outstanding 50 mile (80 km) heritage coastline and an Area of Outstanding Natural Beauty encompassing Aldeburgh and Southwold.

# SITUATION



(A14)

Newmarket

Ipswich

Cambridge

1 mile

18 miles

25 miles

28 miles



*Suffolk Heritage Coast*

Aldeburgh

(1 hr 10 mins / 46.5 miles)



*From Bury St. Edmunds*

London Kings Cross

(105 mins)

London Liverpool Street

(110 mins)

Cambridge

(50 mins)



*From Bury St. Edmunds*

London Stansted Airport

(55 mins / 38.5 miles)

Heathrow Airport

(2hr 25mins / 105 miles)



There is a wide choice of excellent schooling, both Private and State, within the area.

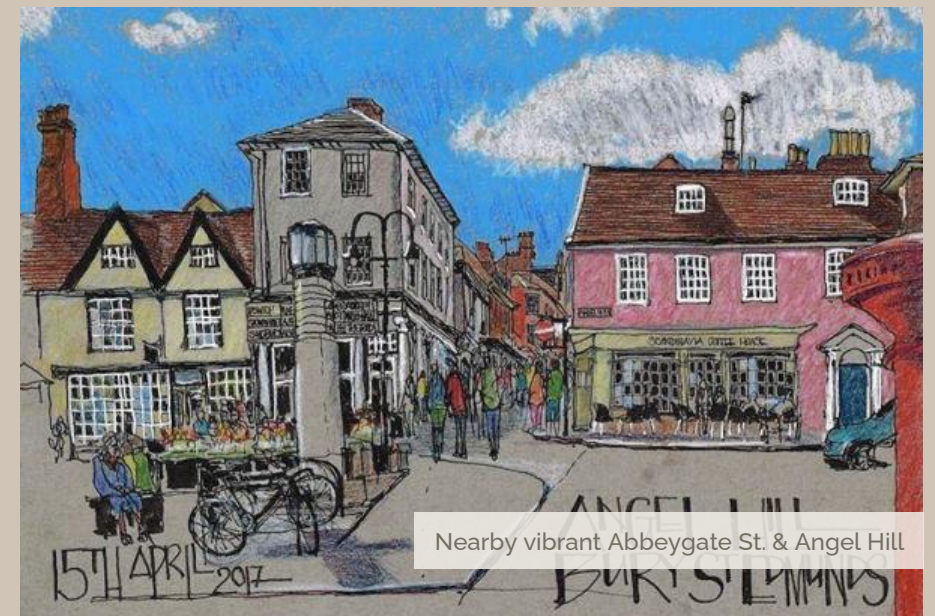
Private includes: Culford School (1-19); South Lee School (2-13).

State includes: Westage Primary School (4-11); King Edward VI CEVC (11-18).

University of Suffolk at West Suffolk College - Further Education.



Private residents' allocated car parking with gated street access

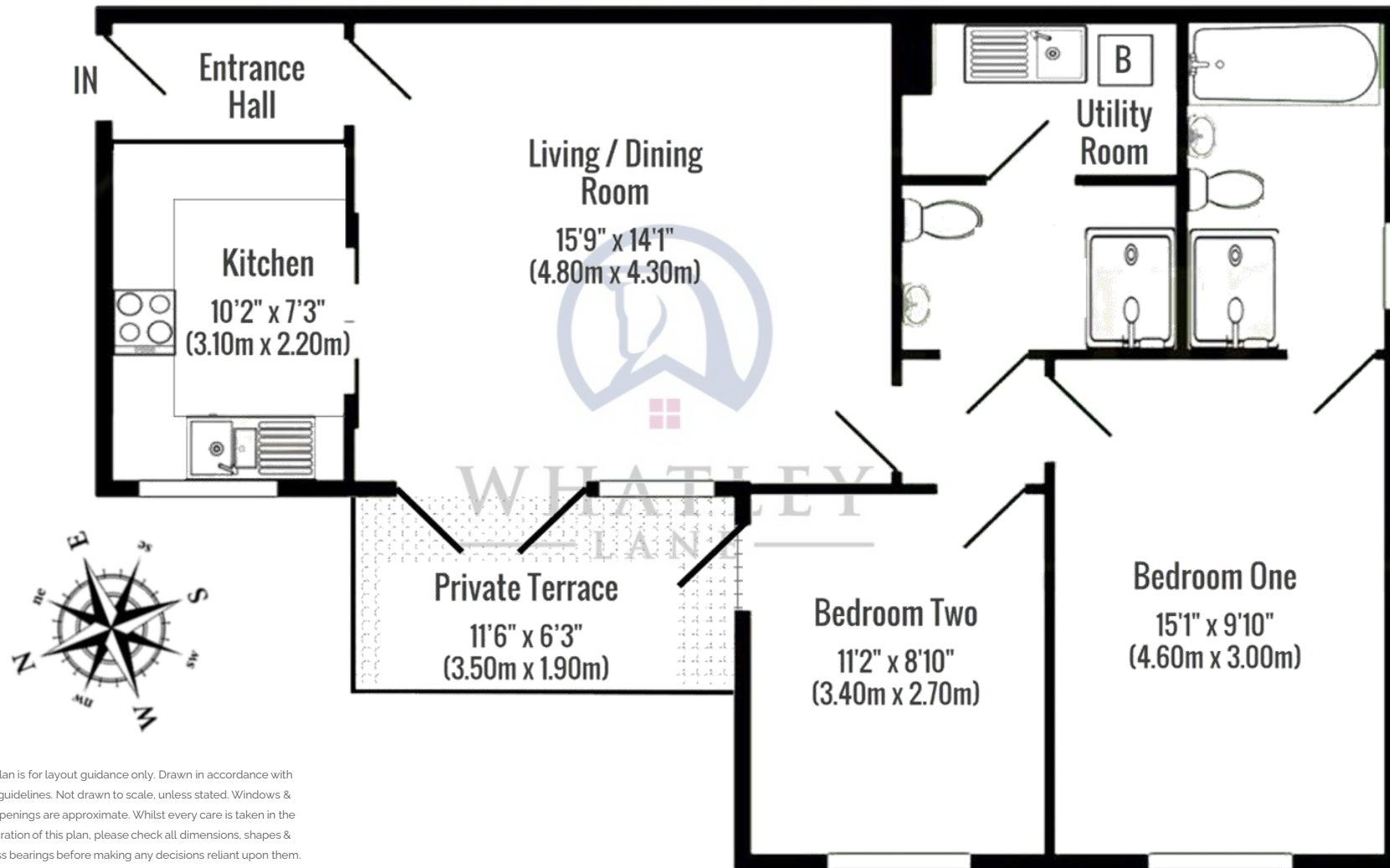


Nearby vibrant Abbeygate St. & Angel Hill

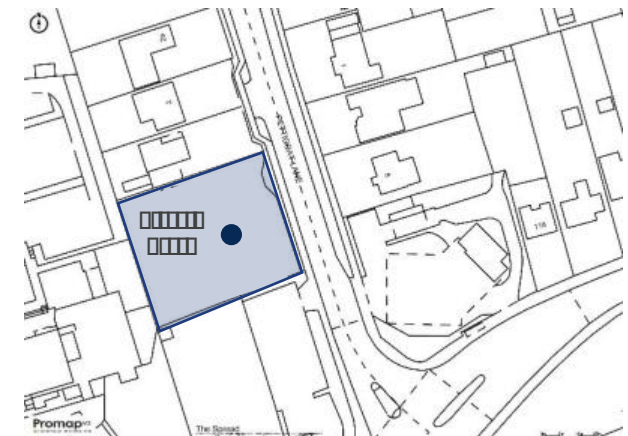
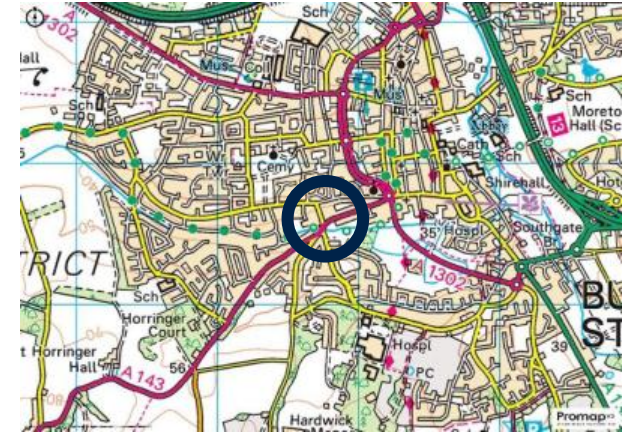
# FLOORPLAN

Approximate Gross Internal Area (GIA)

= 732 ft<sup>2</sup> (68.0 m<sup>2</sup>)



This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings 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.



# GENERAL INFORMATION

## TENURE

The property is offered to rent and is **available from 30 April 2025**.

## SERVICES

Mains water, sewage and electricity. Multi-zone digital thermostats. BT broadband internet (40-60Gb download speed) with HDMI optic cabled ready for Sky Q/cable.

AGENT'S NOTE: none of these services have been tested.

## LOCAL AUTHORITY

West Suffolk Council (01284 763 233)

Tax band B - £1,699.34 (2025/26) | NB *USAF personnel exempt*.

## VIEWING ARRANGEMENTS

Strictly by prior appointment through the landlord's managing agent:

Whatley Lane. If there is anything of particular importance, please contact us to discuss, especially before embarking upon your journey to view the property.

## DIRECTIONS (IP33 3PE):

**From London/Cambridge/Bury St. Edmunds (by car)** leave the M11 at junction 9 and take the A11 towards Newmarket. Continue on the A14 towards Bury St. Edmunds. Exit the A14 at Junction 44 and take the A134 and follow signposts to the town centre, at the forth roundabout head north onto A1302. Continue along until reaching Westgate Street, turning left at the roundabout onto Out Westgate Street. Once reaching the junction with the traffic lights and the BP garage on the right hand side, turn right into Petticoat Lane and the entranceway to Orchard House is 40 metres on the left hand side marked by our **To Let board**.

**From RAF Lakenheath / Mildenhall (by car)** either follow the A1101 all the way directly to Orchard House (as above), or go southbound on the A11 connecting to the A14 at junction 38 heading towards Bury St. Edmunds until exiting at Junction 44 (continue as above) until you see our **To Let board**.



Impressive central atrium lobby with audio/video entry and elevator



### Bury St. Edmunds

1 Churchgate Street  
Bury St. Edmunds IP33 1RL  
+44 (0) 1284 765 256  
bury@wlea.co.uk

### London (Chelsea)

5 Milner Street  
London SW3 2QA  
+44 (0) 207 243 0964  
london@wlea.co.uk

[www.whatley-lane.co.uk](http://www.whatley-lane.co.uk)

[www.rightmove.co.uk](http://www.rightmove.co.uk)

[www.countrylife.co.uk](http://www.countrylife.co.uk)

Disclaimer 1. Whatley Lane Estate Agents (the "Agents") are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. The Agents assume no responsibility for any statement that may be made in our offices. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the Agent have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 3. The Agents would urge any potential purchaser to contact our offices to establish availability of this property prior to commencing any journey of distance to view. Details designed and produced by Whatley Lane Marketing | April 2025.

Ecologi



Proudly in association with our London Office

F.W.GAPP