



60 WESTGATE ST.
BURY ST. EDMUNDS | SUFFOLK





The large Sitting Room exudes a relaxed and calming atmosphere with its delightful modern painted wainscot fused with the period detailing of exposed wide oak floor boards and attractive fanlight

60 Westgate Street

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- Pleasantly renovated two bedroom Victorian bijou townhouse; attention to detail throughout
- Large & comfortable sitting room with wood burner and exposed floor boards
- Large open-plan Dining Room / Kitchen with statement stairs
- Lofty landing area with statement staircase
- Ideal location directly in the historic medieval grid with the vibrant town centre a stone's throw away
- Spacious converted cellar with light well currently utilised as a further bedroom
- Serene & secluded rear courtyard garden ideal for *al fresco* dining
- Zone D permit parking available



Completely refurbished throughout, this period townhouse has a sophisticated and laid back rustic feel

This attractive two bedroom Victorian townhouse has been sensitively renovated over the years. Accommodation includes versatile living space which flows seamlessly from the Sitting Room, through the Dining Room and to the open-plan Kitchen. Of particular note are the plethora of period flourishes throughout, large converted cellar accommodation, exposed feature stairwell and attractive stone fireplace with wood burning stove inset. Plentiful storage cabinetry and wardrobes complete the easy town centre living situation. A serene and secluded courtyard garden is positioned to the rear of the property and permit parking is available.

The property has been thoroughly refurbished behind the scenes, with modernised electric and plumbing systems – lighting plays an important role in the design of the space as well as a paired back approach to decorating to showcase the wealth of original period features.

60 Westgate Street is conveniently located within the historic Cathedral town of Bury St. Edmunds and is situated in arguably one of the most desirable residential enclaves and conservation areas (the medieval Norman Grid formed by intersecting Churchgate, Guildhall & Westgate streets). The bars, restaurants and independent boutique shops of Abbeygate Street and the Market Square are nearby. Excellent A14 access is afforded by Westgate Street via Southgate Street. Refer to our Situation page to discover more.

Accommodation

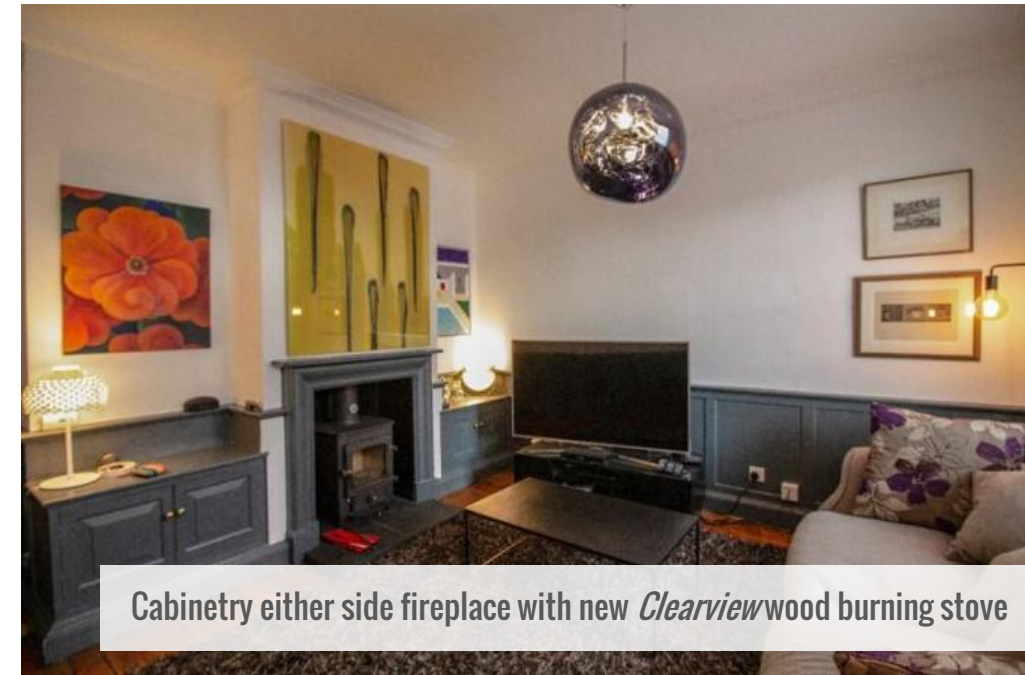
WITH APPROXIMATE MEASUREMENTS

60 Westgate Street displays many attractive original period features well-blended with modern comforts and benefits from a complete renovation. The flexible and relaxed accommodation measures approximately 907 ft² (84.26 m²) and will suit a broad range of buyers, whether downsizers, first-time or investment buyers – all who seek convenient town living.

Ground Floor

SITTING ROOM 14'0 x 12'4" (4.27m x 3.76m)

A panelled entrance door with a decorative half moon fanlight above opens into a large and bright Sitting Room with an elegant twelve pane sash window to front aspect fitted with new *Everest* secondary double glazing. Tastefully decorated and delivering an instantly welcoming and calming atmosphere upon arrival. The fireplace is the focal point of this living space with a cossetting new *Clearview* wood burning stove surmounting a slate hearth. Period details include classical Egg and Dart cornice, painted wainscoting and exposed wide oak floor boards. *Nest* learning thermostat. TV / Phone point. Useful built-in storage cabinetry either side the fireplace. Door opening to:



Cabinetry either side fireplace with new *Clearview* wood burning stove



A relaxed space for dining and entertaining



OPEN-PLAN DINING ROOM / KITCHEN 16'10" x 12'10" (5.13m x 3.91m)

A comfortable area in which to dine and entertain forms part of this relaxed open-plan living space. Feature former fireplace recess. The Egg and Dart cornice and painted wainscot theme continues. Wood floor. The eye-catching focal point is the exposed and accentuated painted stairwells with spindles and finials leading to the Basement and First Floor.

Kitchen area fitted with matt white wall-mounted and base units covered with worktops in grey. Four ring induction hob with stainless steel cooker hood over and AEG fan oven/grill below. 1½ stainless steel with drainer and mixer tap and casement window above to rear courtyard garden aspect. Space for upright fridge/freezer and condenser dryer, plumbing for washing machine and dishwasher. Splashbacks in a colourful Cubist tile arrangement. Wood floor. Cupboard housing wall-mounted combi-boiler. Half glazed door leads to courtyard.



BASEMENT 11'7" x 11'5" (3.53m x 3.48m)

Staircase leads down to converted cellar space currently used as a further bedroom. With heating and a basement light well that lets in plentiful natural light. Double wardrobe. Cupboard housing meters.

FIRST FLOOR

Stair rises from Sitting Room into a lovely and lofty landing area with cupboard housing the hot water tank. Deep coving. Loft access hatch. Doors to Bedroom One, Two and Bathroom.

BEDROOM ONE 12'10" x 12'1" (3.91m x 3.68m)

Double doors open into a large double Bedroom with sash window fitted with new *Everest* secondary double glazing overlooking front aspect. Egg and Dart cornice. Exposed wide oak floor boards. Victorian fireplace.

BEDROOM TWO 10'11" x 10'8" (3.33m x 3.25m)

Further double bedroom currently used as the Study with casement windows to rear aspect providing a wonderful westerly rooftop view. Two built-in double wardrobes. Exposed wide oak floor boards.

BATHROOM

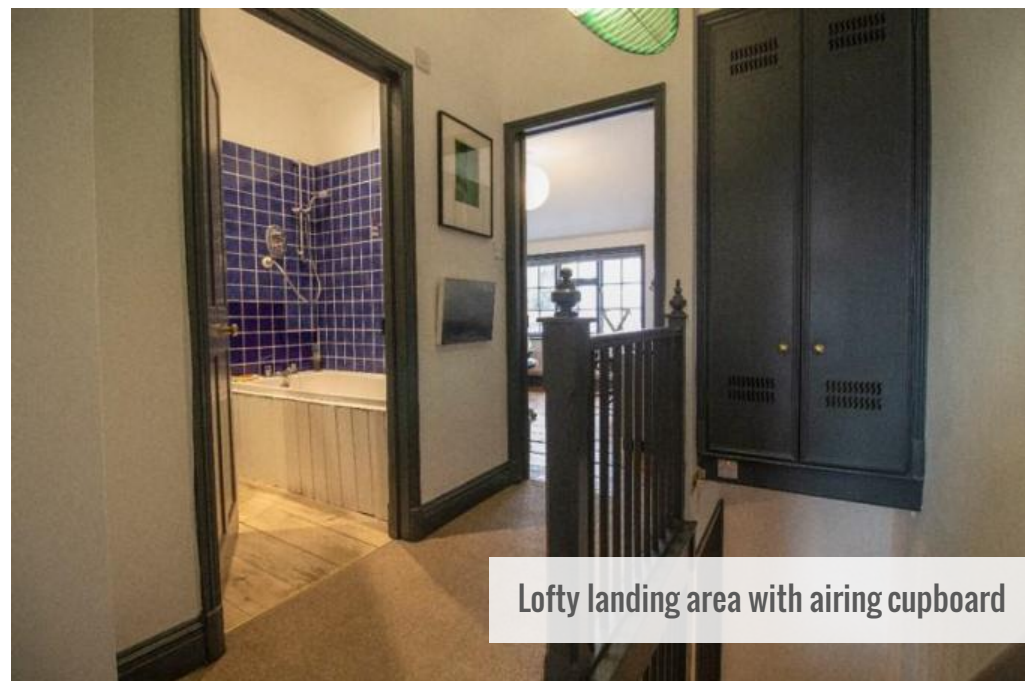
Wall-mounted wash basin, low-level wc and panelled bath with shower attachment. Striking cobalt blue mosaic tiles. Extractor fan. Laminate. Ornate Victorian fireplace lends an unusual twist.

OUTSIDE

To the rear is a courtyard style ceramic paved garden with a westerly aspect, ideal for *al fresco* dining and with little maintenance required. Attractive screening inlaid with mirrors and wall tiles creates a good degree of seclusion. Outdoor tap.



Beautifully light and airy Master bedroom



Lofty landing area with airing cupboard



DISCOVER SUFFOLK

Bury St. Edmunds is an extremely attractive and prosperous market town located in the heart of East Anglia. 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.

There is horseracing 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 1 mile
Ipswich 18 miles
Cambridge 25 miles
28 miles



Newmarket (Rowley Mile & July Racecourses) 19 miles



From Bury St. Edmunds
London Kings Cross (105 mins)
London Liverpool Street (110 mins)
Cambridge (50 mins)



London Stansted Airport (50 mins/40 miles)
Cambridge International Airport (35 mins/26 miles)



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

PRIVATE includes: Culford School (1-19); Moreton Hall School (2-13); Old Buckenham Hall (3-13); South Lee School (2-13).

STATE includes: King Edward VI School (11-18); Saint Benedict's RC School (11-18); St. Edmunds RC Primary School (4-10); County Upper School (13-18).

University of Suffolk at West Suffolk College - Further Education.



Outdoor area for *al fresco* dining

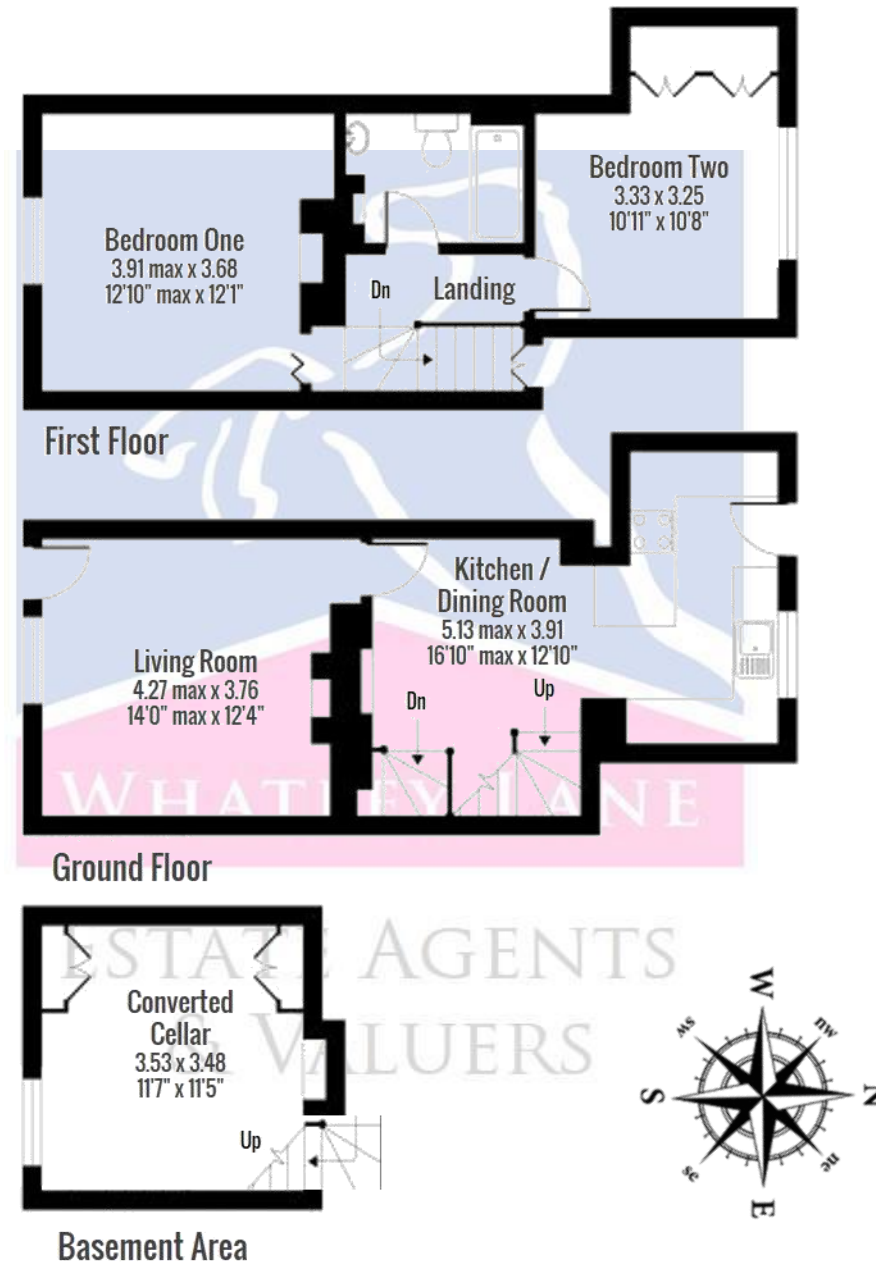


Secluded courtyard, smartly screened and finished

FLOORPLAN

Approximate Gross Internal Area (GIA)
= 907 ft² (84.26 m²)

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 for sale FREEHOLD with vacant possession upon completion.

SERVICES

Mains water, drainage, electricity. Gas-fired central heating. Broadband internet. AGENT'S NOTE: none of these services have been tested.

LOCAL AUTHORITY

St. Edmundsbury District Council (01284 763 233)
Tax band B – £1,338.05 (2019/20)

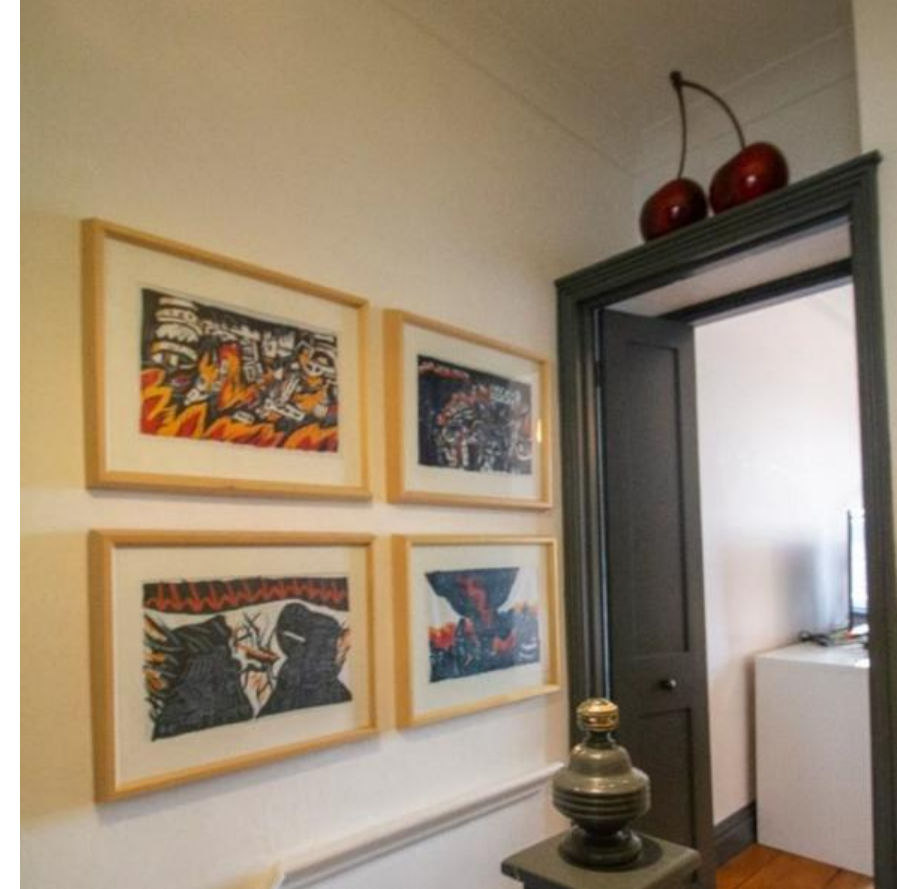
VIEWING ARRANGEMENTS

Strictly by prior appointment through the sellers' sole agent: Whatley Lane Estate Agents (WLEA). If there is anything of particular importance, please contact us to discuss, especially before embarking upon your journey to view the property.

DIRECTIONS (IP33 3NT)

From London/Cambridge (by car) exit 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, signposted 'Bury St. Edmunds West'. Take the A134 and follow signposts to the town centre, at the third roundabout head north into Southgate Street and follow the road until turning into Westgate Street passing the Theatre Royal on your left hand side and No.60 is 200 metres along the street on the right hand side **marked by our For Sale board**

From the town centre (on foot) leave the Market Square, proceed south down Whiting Street then cross over Churchgate street continuing down Whiting Street. Turn left into Westgate Street where No.60 is 90 metres on the left hand side **marked by our For Sale board**.



Bury St. Edmunds

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www.rightmove.co.uk



www.countrylife.co.uk



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