



4 Orchard Street

BURY ST EDMUNDS | SUFFOLK



WHATLEY
— LANE —





PROPERTY SUMMARY

Beautiful 1840-built townhouse in a prime residential area, close to the town centre and with a large south-west facing garden.

This elegant three-bedroom mid-terrace Victorian townhouse is situated in a highly sought after and tranquil residential street only a stones throw from the town centre. The property retains a wealth of period features, including original oak floorboards, charming fireplaces with decorative surrounds, high ceilings (10ft) and stripped panelled doors.



PROPERTY TYPE

Townhouse



SQ FT

1,593 sq ft (148 m2)



BEDROOMS

3



BATHROOMS

1 Bathroom



PARKING

On-street Permit parking



OUTDOOR

Large partially walled garden



RECEPTION ROOMS

With three reception rooms arranged across the ground floor, accessed from a bright and spacious entrance hall, with a period wood floor, there is an instant welcoming atmosphere. The large sitting room enjoys views to the front aspect from a large bay window while a pair of bespoke cabinetry bookcases frame a working open fireplace with an ornate mantelpiece. The dining room also features original wood floors, a decorative fireplace mantelpiece, dado rail and a 19th Century wall-mounted corner cupboard. Original tall French doors open into the light-filled garden room, which enjoys south-westerly garden views and features Pamment tiled floors with a glazed roof. Further French doors lead to the outside dining terrace.



DIMENSIONS

Sitting Room	14'5" x 12'1"	4.4m x 3.7m
Dining Room	12'5" x 11'5"	3.8m x 3.5m
Garden Room	10'5" x 15'5"	3.2m x 4.7m

KITCHEN

An open plan arrangement with a range of wall and base cabinetry beneath worktops with a one and a half enamel sink, four ring gas hob and electric oven. Space and plumbing for a washing machine, dishwasher and under counter fridge with integrated appliance. Window to garden.



BASEMENT

Highly useable converted cellar offering a variety of uses such as a study space or gym and features a large utility cupboard with power and venting connected. A cellar light well draws in a good amount of natural light.



DIMENSIONS

Kitchen	11'1" x 8'6"	3.4m x 2.6m
Dining Room	12'5" x 11'5"	3.8m x 3.5m
Garden Room	10'5" x 15'5"	3.2m x 4.7m
Basement	13'9" x 3'4"	4.2m x 3.5m



BEDROOMS

A beautiful split landing awash with natural light from a skylight, leads to three bedrooms and a family bathroom. Exposed wood floors with a large four door pine linen cupboard and access to a tall loft space.

Bedroom One is of a very generous size with a sash window framing garden views. Exposed wood floors and ample space to fit a large wardrobe system.

Bedroom Two is currently used as the principle bedroom with a period cast iron basket fireplace which can be made operational, two alcoves and one with a built-in wardrobe and exposed wood floor.

Bedroom Three has a sash window to the front aspect which can double as a useful work from home study.

DIMENSIONS

Bedroom One	14'5" x 11'5"	4.4m x 3.5m
Bedroom Two	12'1" x 11'5"	3.7m x 3.5m
Bedroom Three	8'10" x 8'6"	2.7m x 2.6m



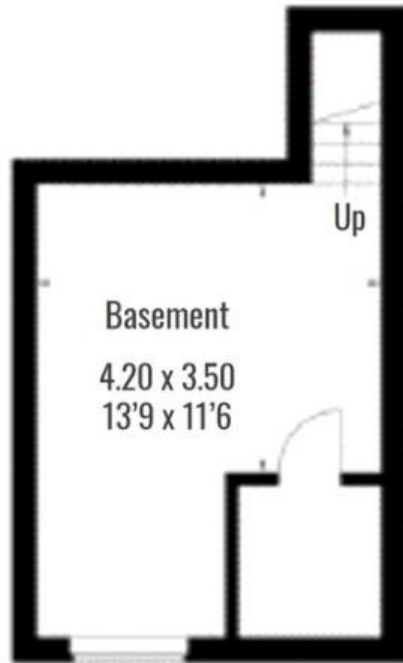
BATHROOM

From the half landing is a large family bathroom fitted with a white suite comprising a porcelain pedestal basin, panelled bath with separate electric shower, wc and an airing cupboard and further storage cupboard.

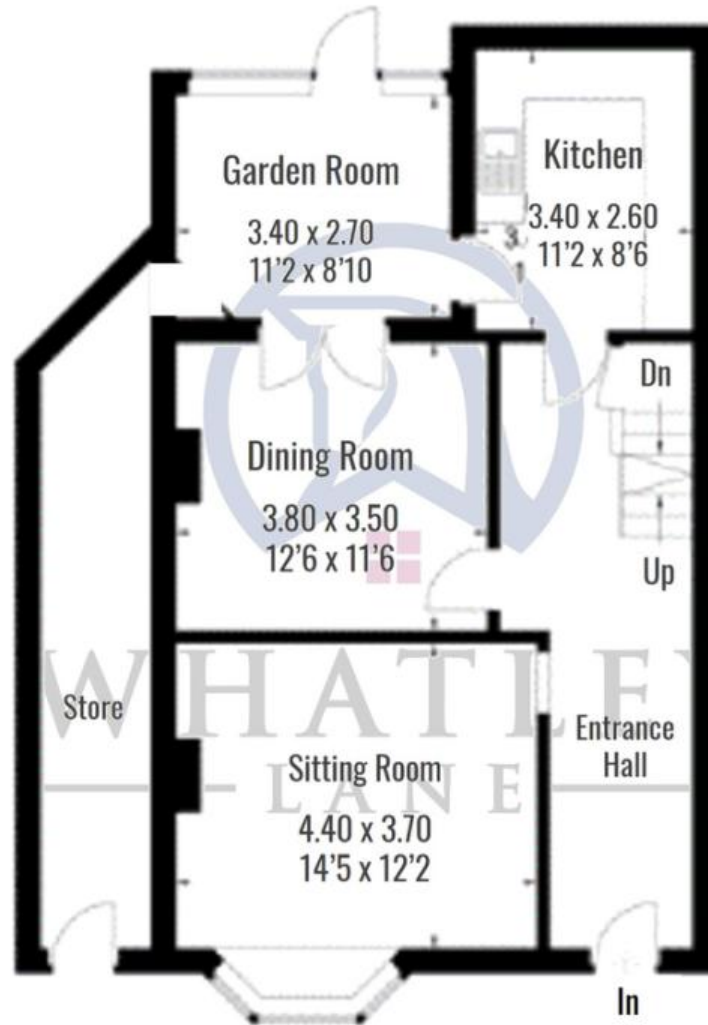
SPECIFICATION

- Excellent large proportions
- Large airing cupboard
- Additional spacious storage cupboard
- Traditional suite in keeping with the character of the property
- Potential to incorporate walk-in shower

FLOOR PLAN



Lower Ground Floor



Ground Floor



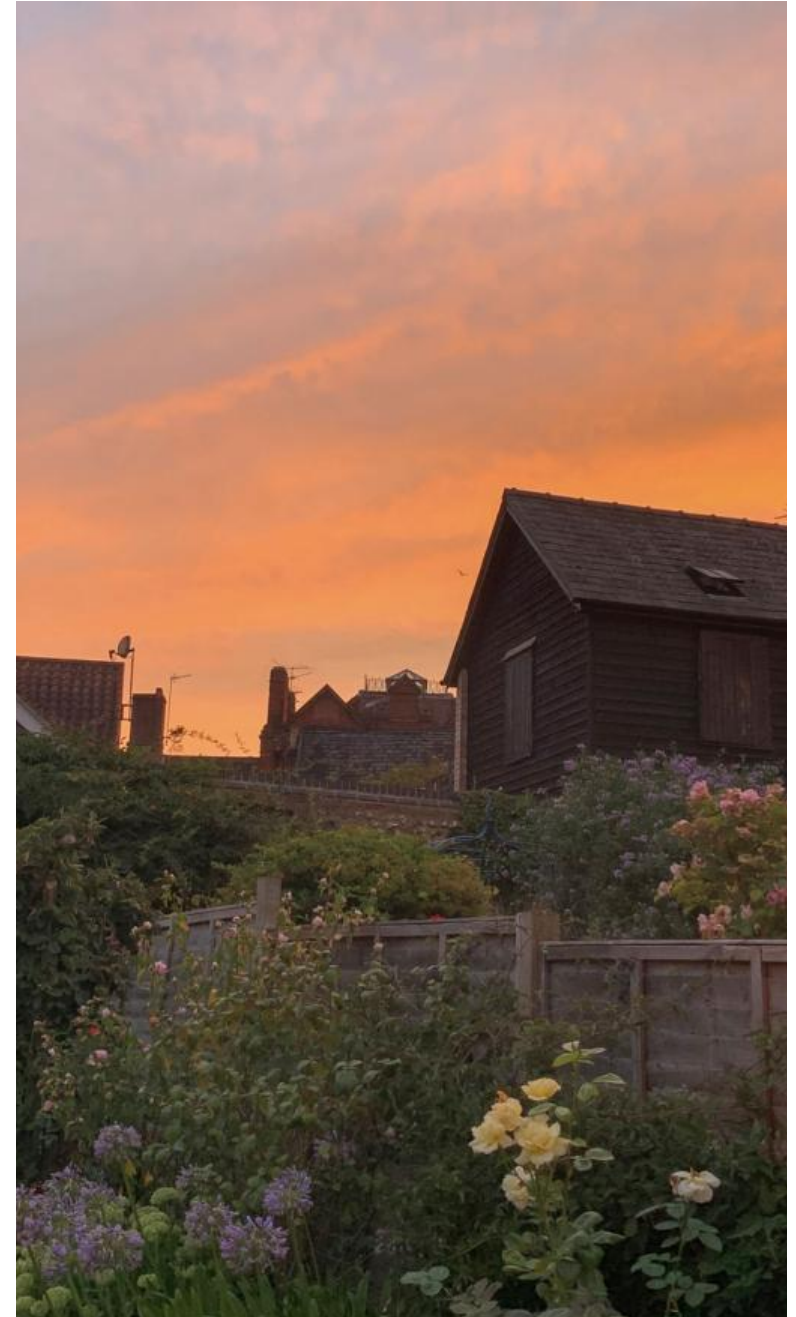
First Floor



OUTDOOR LIVING

The property is set back from the street scene and a paved pathway leads to the front door. A further separate door leads through a vaulted passageway (currently used as a wood/bicycle store) to the rear gardens. The large rear garden (60ft long) is predominantly laid to lawn and incorporates a delightful dining terrace with a south westerly aspect. The mature garden is surrounded by well-stocked beds and borders and enclosed via wood fencing and a period brick and flint wall.

Residents permit parking is available.





CONTACT US

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