



WEAVER HOUSE

Looms Lane | Bury St. Edmunds | Suffolk



WHATLEY LANE



Spectacular Open-Plan Kitchen / Dining / Living Room

WEAVER HOUSE

LOOMS LANE | BURY ST. EDMUNDS | SUFFOLK



- Two-bedroom ground floor apartment completely renovated & designed to an extremely high specification
- Private residence lobby with secure video entry to parking & bicycle lock ups
- Highly appointed kitchen with integrated Bluetooth speaker & wine cooler
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- Double glazed sash windows fitted with slatted wood blinds
- Ideal location, exceptional town centre convenience within historic Bury St. Edmunds & A14 access
- Allocated parking space & further parking permit available
- HDMI Cat 5 fibre optic cabling, WIFI & Cable/Sky enabled, swipe & go alarm system
- Dark walnut floors with multi-zone underfloor heating



A no expense spared, high specification town centre apartment with allocated parking

Positioned on the ground floor of this former architects offices is this remarkably individual two-bedroom apartment, which has undergone a complete and innovative renovation by its landlord. Accommodation includes an exceptional living space that combines the seating area, dining space, and a meticulously designed kitchen that revolves around a central island and stunning copper feature pendant lights.

The apartment has been thoroughly refurbished behind the scenes, with completely modernised electric and plumbing systems – lighting played an important role in the design of the space. There is multi zone underfloor heating throughout. Engineered dark walnut floors lend its luxurious finish. Double glazed sash windows let in large amounts of light.

A smart private residence lobby has lift access servicing the upper floors and secure video/audio entry phone systems. There is also an allocated parking space that comes with the apartment in addition to permit parking and a bicycle lock-up rack.

Weaver House is conveniently located within easy walking distance of the historic Cathedral town of Bury St. Edmunds and provides excellent A14 access from Northgate Street. The bars and restaurants of Abbeygate Street are nearby. Refer to our Situation page to discover Suffolk.

ACCOMMODATION

WITH APPROXIMATE MEASUREMENTS

Weaver House displays extremely well-considered features for the enjoyment of tenants following comprehensive remodelling to the highest of standards. The versatile, well-appointed and fantastically arranged accommodation measures approximately 795 ft² (73.9 m²) which makes it stand-out from the rest.

COMMUNAL ENTRANCE HALL LOBBY

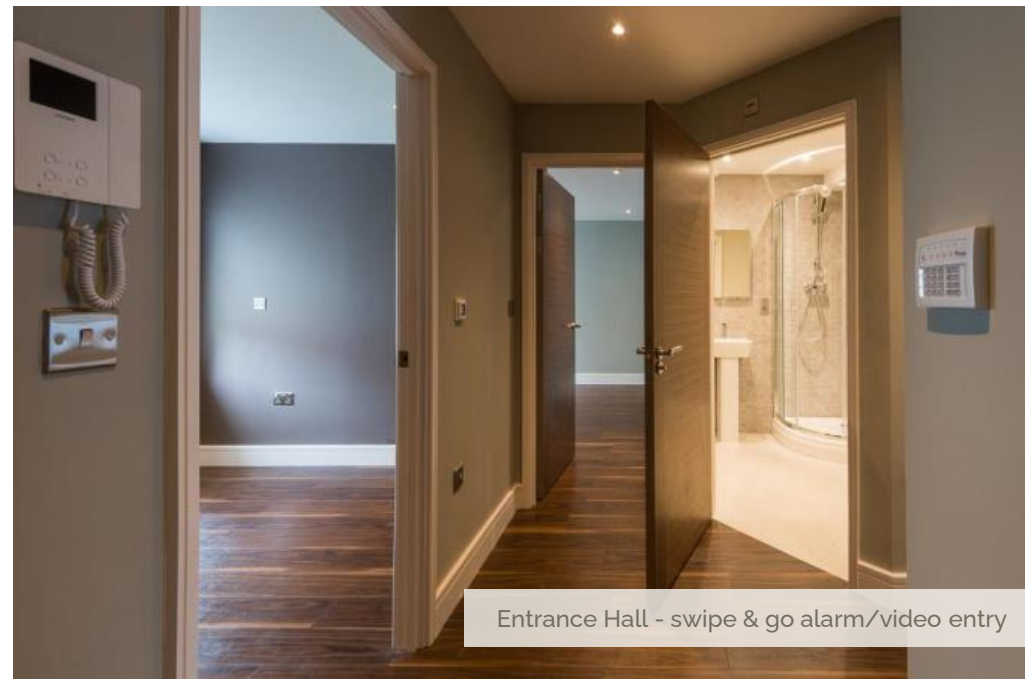
Glazed doors provide access both to the street frontage and rear car parking area with designated spaces via a secure video/audio entry phone system. A welcoming residence lobby area with lift and stairs.

ENTRANCE HALL

Opens into an entrance hall with doors leading off to two Bedrooms, Kitchen/Dining/Living area, Shower Room and cupboard housing water tank and shelving for linen. Recessed lighting. Zone underfloor heating. Swipe & go alarm system. Secure video/phone entry system.



Panoramic cathedral and rooftop views



Entrance Hall - swipe & go alarm/video entry



Kitchen with island, Bluetooth speaker & wine cooler



Light and airy with high specification appliances

KITCHEN / DINING / LIVING AREA 26'1" x 15'8" (7.96m x 4.77m)

Architect inspired to make the most of the light south-facing aspect. A meticulously designed kitchen space revolves around a central island. Extensively fitted with a Integra Fusion Range of wall and base units in 'Cream' beneath solid Quartz 'Grey Sparkle' coloured worktops with a one and a half stainless steel sink inset with extendable mixer tap, and task lighting above and equipped USB power points. Intelligent space-saving soft closing storage systems with pull drawers, deep pan cupboards and recycling is accented by LED lighting. There are many high-quality integrated appliances including AEG full height fridge/freezer, AEG dishwasher, AEG washer/dryer, AEG oven & combi microwave, AEG steam & bake oven with the addition of a fitted six bottle wine cooler, a four ring induction hob with stainless steel ceiling extractor. The island creates a useful preparation area with further storage beneath and a breakfast bar to one end. Extractor fan.

Fitted bluetooth speaker system with AUX output. Zone underfloor heating. Engineered dark walnut floors. Dimmable two zone recessed lighting. Two south-facing double glazed sash windows with fitted slatted wood blinds with views to the rear aspect. TV points inset at two height levels to suit. Wired with HDMI Cat 5 fibre optics. CABLE/SKY and DAB points. USB enabled power points.

BEDROOM ONE 12'4" x 10'7" (3.75m x 3.23m)

A spacious master bedroom with a double glazed sash window fitted with a slatted wood blind with views to the front aspect. TV point. USB enabled power points. Recessed lighting. Zone underfloor heating. Door to:

EN-SUITE BATHROOM

This luxuriously appointed master en-suite bathroom is fitted with a designer suite tiled floor-to-ceiling by *Porcelonosa* comprising low level dual flush wc, pedestal wash basin with mixer tap and tiled bath with glazed shower screen and detachable shower head. Shaver point. Extractor fan. Heated towel rail. Touch sensitive wall-mounted de-misting mirror with ambient lighting. Recessed ceiling lights. Zone underfloor heating.

BEDROOM ONE 9'2" x 8'7" (2.79m x 2.62m)

Double glazed sash window fitted with a slatted wood blind with views to the front aspect. TV point. USB enabled power points. Recessed lighting. Zone underfloor heating. Can double up as a Study.

EN-SUITE BATHROOM

This luxuriously appointed shower room, usefully accessed via the Entrance Hall, is fitted with a designer suite made by *Porcelonosa* comprising low level dual flush wc, pedestal wash basin with mixer tap and corner shower cubicle with detachable shower head and sliding doors. Shaver point. Extractor fan. Heated towel rail. Touch sensitive wall-mounted de-misting mirror with ambient lighting. Recessed lighting. Zone underfloor heating.



Light and spacious bedroom suite



Designer en-suite bathroom



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.

Horsing 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) 1 mile
Newmarket 18 miles
Ipswich 25 miles
Cambridge 28 miles



Suffolk Heritage Coast
Aldeburgh
(1 hr / 43 miles)



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



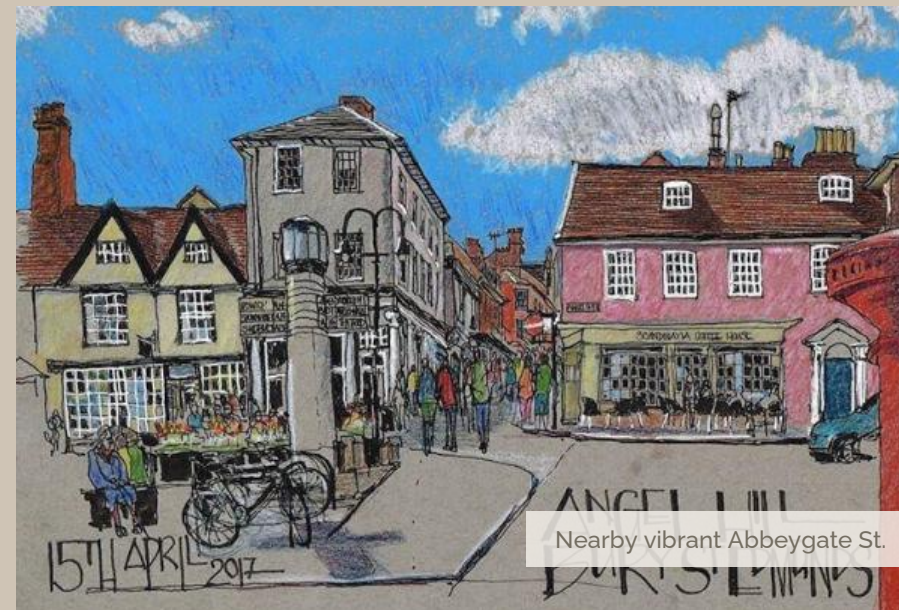
London Stansted Airport
(1 hr / 51 miles)
Heathrow Airport
(2hrs / 108 miles)



There is a wide choice of excellent schooling, both Private and State, within the area.
Private includes: South Lee School (2-13); Culford School (1-19).
State includes: Guildhall Feoffment Primary School (5-11); King Edward VI Upper School (11-16).
University of Suffolk at West Suffolk College - Further Education.



Stunning pendant lighting



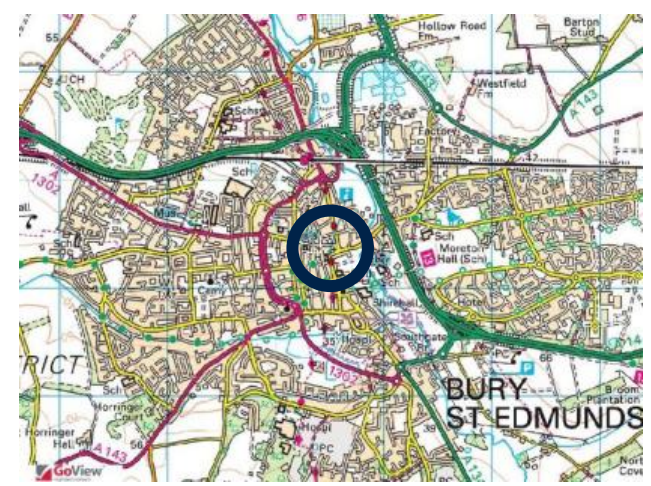
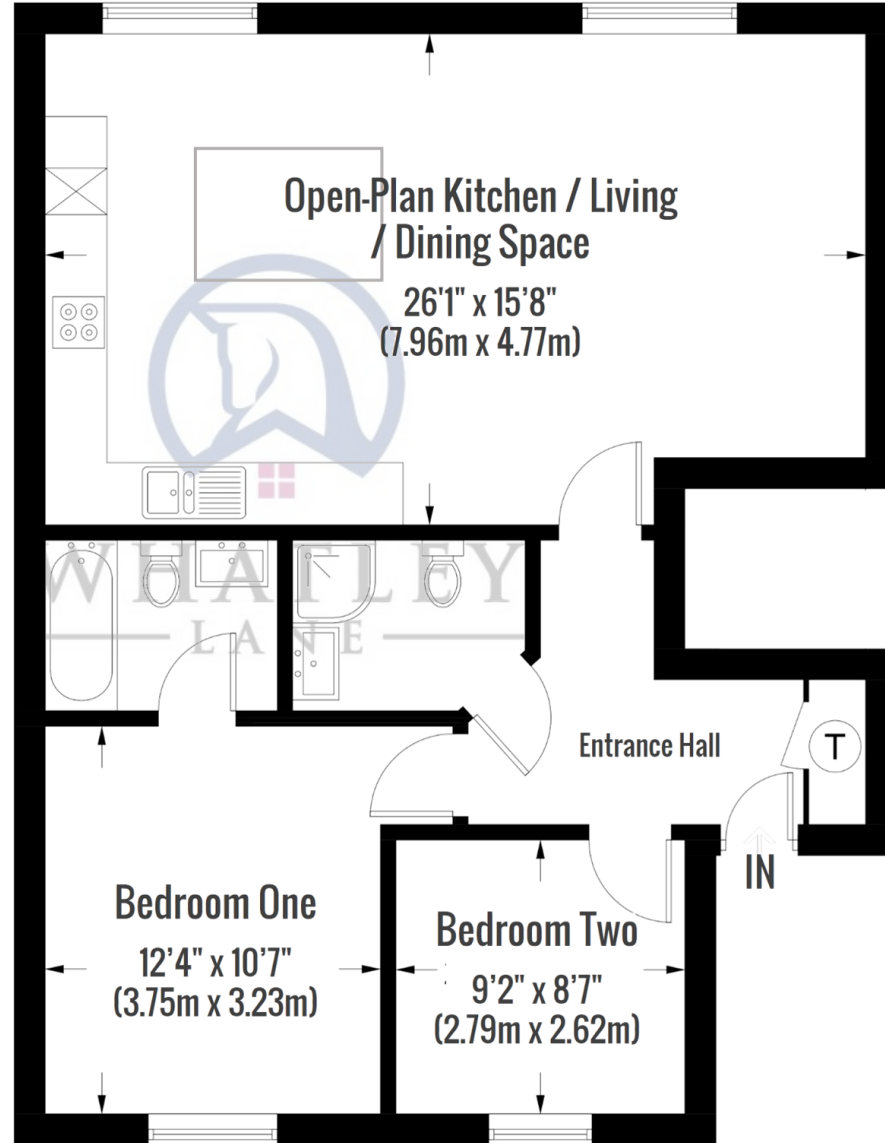
Nearby vibrant Abbeygate St.

FLOORPLAN

Approximate Gross Internal Area
Total = 795 ft² (73.9 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 to rent and is available from **31 January 2023**.

SERVICES

Mains water, sewage and electricity. Underfloor heating system. Super fast fibre optic broadband internet with CAT 5 cable/sky on demand.

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

LOCAL AUTHORITY

West Suffolk Council (01284 763 233).

Band D – £1,916.01 (2022/2023). *NB Charge exempt for visiting USAF.*

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 1HE):

From London / Cambridge 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 43, signposted 'Bury St. Edmunds Central'. Take the A1101 towards the town centre and take the first exit at the roundabout into Northgate street. Continue along and just before reaching the traffic lights at the end of Northgate street, turn right into Looms Lane and Weaver House is 1/3 of the way along the street on the left hand side marked by our highly distinctive **To Let** board.

From RAF Lakenheath / Mildenhall either follow the A1101 all the way directly to Weaver 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 43 (continue as above) until you see our highly distinctive **To Let** board.



Bury St. Edmunds

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www.whatley-lane.co.uk

www.rightmove.co.uk

www.countrylife.co.uk

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