



51 MILL ROAD
Bury St. Edmunds | Suffolk





Inviting contemporary refurbished kitchen / breakfast room

51 MILL ROAD

BURY ST. EDMUNDS | SUFFOLK

- Exquisite renovated two bedroom mid-19th century bijou townhouse; attention to detail throughout
- Contemporary fitted kitchen, useful inner hallway utility area & luxuriant ground floor bathroom suite
- Underfloor heating in principal living spaces & double glazing throughout
- Pleasant & relaxed living in the extended open-plan garden room
- Ideally located with the vibrant town centre within easy walking distance & via King's Road for Waitrose / The Arc
- Two well-proportioned bedroom (one with exposed wood floors & fitted cloakroom wc)
- Serene, secluded, low-maintenance garden & benefit of off-street parking
- **Good news: no onward chain!**



Completely refurbished throughout, this delightful brick and flint cottage has sleek modern interiors

This attractive brick and flint two bedroom mid-19th Victorian townhouse has been sensitively and completely renovated in recent years, including a modern flat roof extension projecting into the west-facing rear garden aspect. Accommodation includes versatile open-plan living space which flows seamlessly from the clean contemporary fitted kitchen, through a useful inner hall utility area to the garden extension. A serene and secluded tiered low-maintenance garden provides a good degree of privacy and is pet-friendly being entirely enclosed. The additional asset of off-street parking.

The property has been thoroughly refurbished behind the scenes, with completely modernised electric and plumbing systems with the benefit of double glazing throughout and underfloor heating throughout the ground floor. A paired back approach in some areas to decorating in order to showcase original period features.

51 Mill Road is conveniently located on the fringe of the historic Cathedral town centre of Bury St. Edmunds and is situated in a desirable residential enclave to the north that intersects with King's Road. The bars, restaurants, grocery stores and independent boutique shops of Abbeygate Street and the Market Square are in easy walking distance. Excellent A14 access is afforded by Parkway central. Download our brochure to discover more.

ACCOMMODATION

WITH APPROXIMATE MEASUREMENTS

51 Mill Road is rich in attractive original period features including stripped back doors and wood floor, while well-blended with many modern comforts having benefited from a complete renovation. The flexible and relaxed accommodation measures approximately 609 ft² (56.6 m²) and will suit a broad range of buyers, whether downsizers, first-time buyers, 'lock-up and leave' second home owners – all who seek convenient town living with off-street parking.

Ground Floor

KITCHEN 10'11" x 10'4" (3.32m x 3.14m)

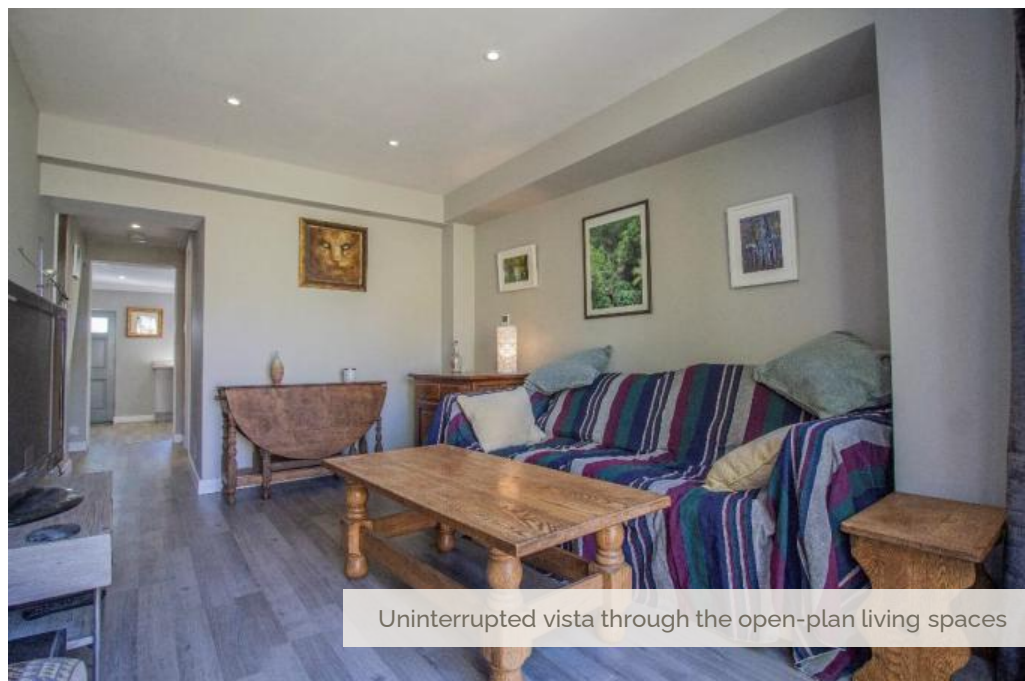
A part glazed panelled front entrance door open to an inviting contemporary fitted kitchen space. A range of sleek matt white wall and base mounted units with contrasting engineered wood work surfaces and a stainless steel sink and drainer inset with mixer tap. Appliances include integrated oven and grill, induction hob. Space for freestanding fridge/freezer. A neat breakfast bar wraps around the front window aspect. Recessed lighting. Engineered wood floors with underfloor heating.

INNER HALL / UTILITY AREA

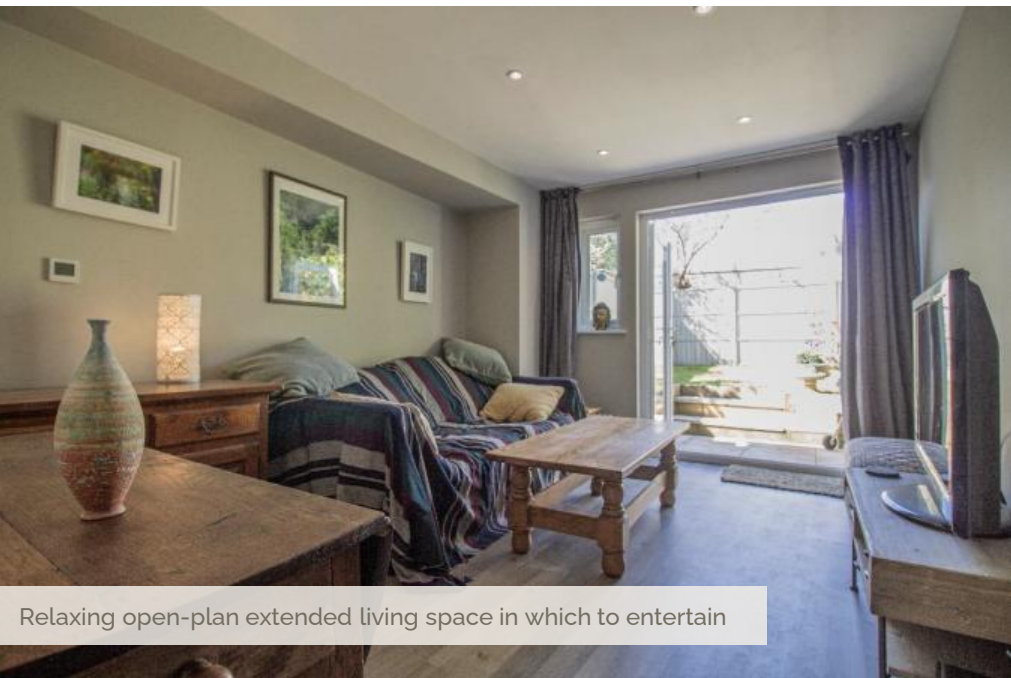
Useful understair utility nook with space and plumbing for washing machine and tumble dryer. Recessed lighting. Engineered wood floors with underfloor heating.



The perfect homely kitchen setup with breakfast bar



Uninterrupted vista through the open-plan living spaces



Relaxing open-plan extended living space in which to entertain

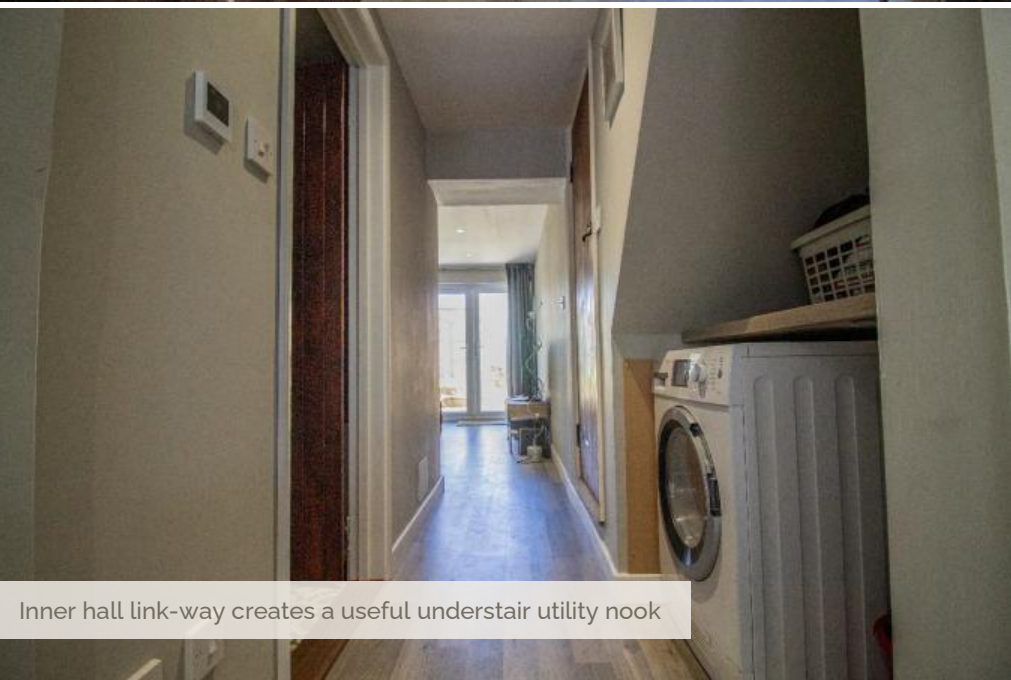
Ground Floor (Cont'd)

LIVING ROOM 12'11" x 9'8" (3.94m x 2.95m)

Forming part of the tastefully extended rear elevation is a welcoming living space with French doors and a further window opening to the sun terrace and garden beyond. Recessed lighting. TV point and phone point. Engineered wood floor with underfloor heating.

BATHROOM

Luxuriant bathroom suite comprising bath tub with rainfall shower and attachment, wall-mounted basin with mixer tap and wood vanity unit below. Recessed lighting. Extractor fan. Mirror. Partially tiled walls. Victorian-style decorative motif floor tiles with underfloor heating.



Inner hall link-way creates a useful understair utility nook

First Floor

Stair rises from Inner Hallway.

BEDROOM ONE 10'10" x 10'8" (3.31m x 3.26m)

Stripped back period door opens in to a well-proportioned principal bedroom with double glazed window to front aspect. Exposed wood floors. Stripped period door to:

CLOAKROOM

Fitted with low-level wc and wall-mounted wash basin. Exposed wood floor.

BEDROOM TWO 8'6" x 8'6" (2.59m x 2.58m)

Double bedroom with double glazed window to rear aspect. Recessed lighting and carpeted floor. Door to linen store housing boiler.



Beautiful light and airy principal bedroom



Luxuriant bathroom suite with tiled underfloor heating



GARDEN & OFF-STREET PARKING

To the front is a block paved off-street parking area with residents' permit parking also in operation. To the rear is a tiered low-maintenance garden with terrace and steps up to a lawn. Garden shed. Spigot. Outdoor light. Fully enclosed with closeboarded fencing to give a good degree of privacy and made dog-friendly. Lawn, laurel hedge and borders.



DISCOVER SUFFOLK

Nearby 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.

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 1 mile
Newmarket 18 miles
Ipswich 25 miles
Cambridge 28 miles



Aldeburgh (Suffolk Heritage Coast)
(70 mins / 46 miles)



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



London Stansted Airport
(48 mins/51 miles)
Heathrow International Airport
(2 hr/100 miles)



There is a wide choice of excellent schooling, both Private and State, within the area.
PRIVATE includes: South Lee School (-13); Culford School (1-19).
STATE includes: Guildhall Feoffment (4-11); King Edward VI (11-16).
University of Suffolk at West Suffolk College - Further Education.



Serene & secluded courtyard garden



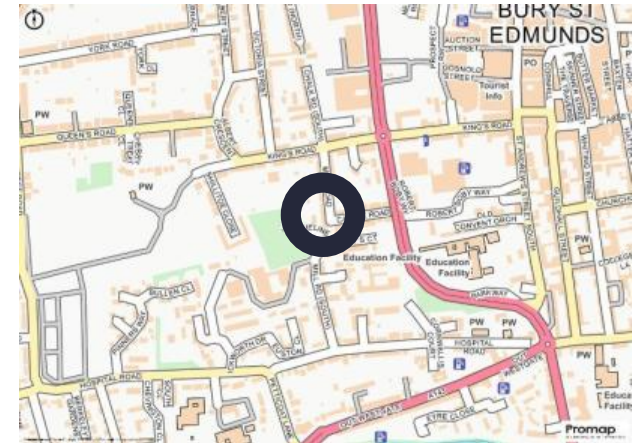
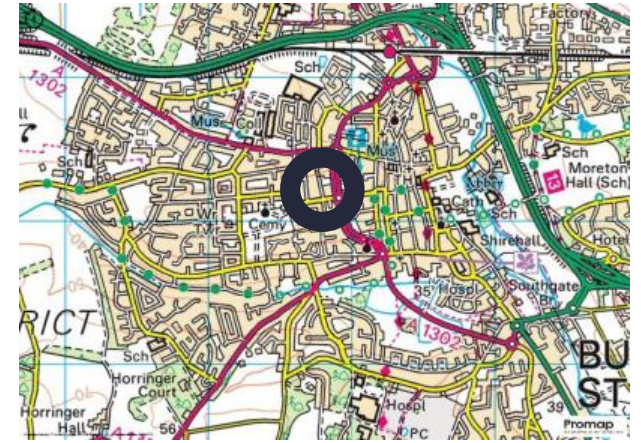
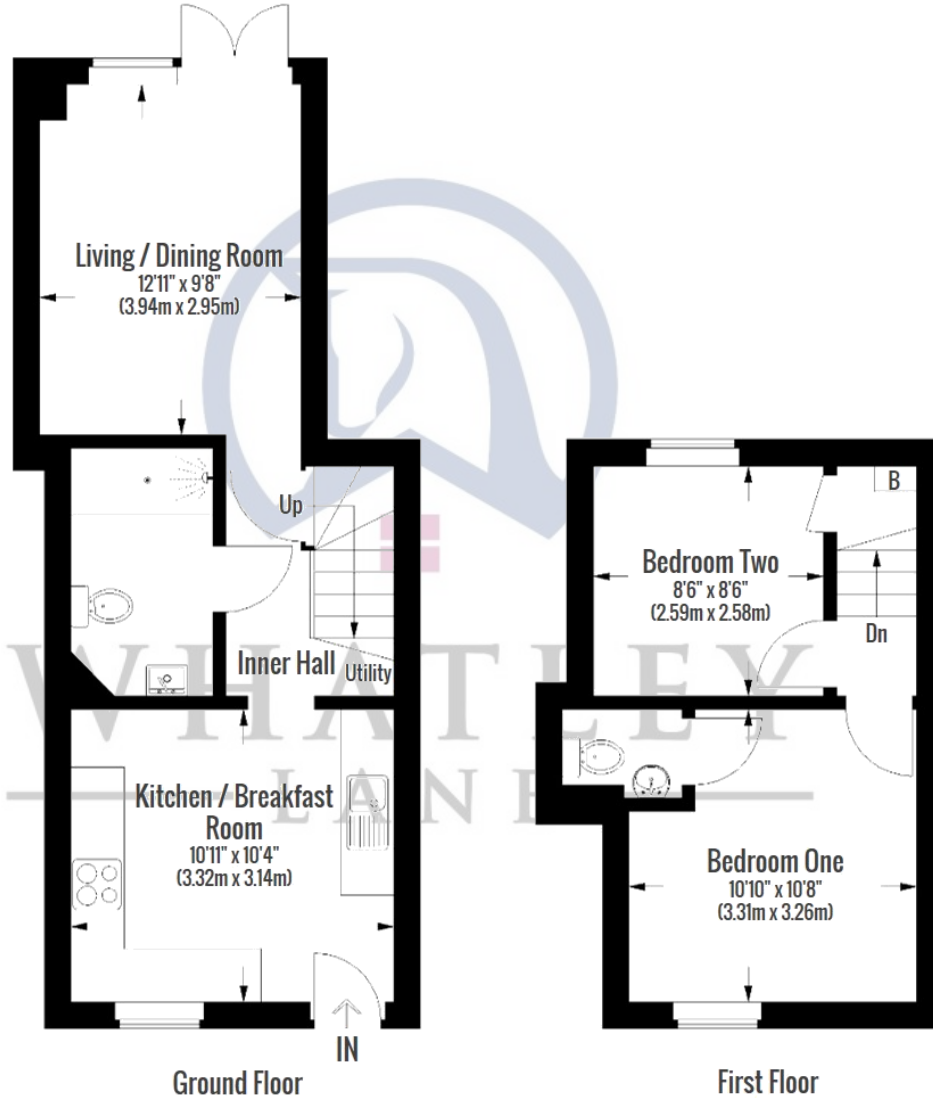
Attractive rooftop views from principal Bedroom

FLOORPLAN

APPROXIMATE GROSS INTERNAL AREA
= 609 ft² (56.6 m²)¹



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 with electric underfloor heating throughout ground floor. Broadband internet. AGENT'S NOTE: none of these services have been tested.

LOCAL AUTHORITY

St. Edmundsbury District Council (01284 763 233)
Tax band A – £1,277.34 (2022/23)

VIEWING ARRANGEMENTS

Strictly by prior appointment through the sole selling agent: Whatley Lane. If there is anything of particular importance, please contact us to discuss, especially before viewing the property.

DIRECTIONS (IP33 3NJ)

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 43, signposted 'Bury St. Edmunds Central'. Take the A1302 and follow signposts to the town centre (passing Starbucks on the right). Take the second exit at the roundabout (Beerhouse on the right) and take the second exit at the 2nd roundabout. Continue along (passing fire station on the right). Take the second exit at the 3rd roundabout (Arc shopping centre on the right). Then take the third exit at the 4th roundabout turning into King's Road, turn left into Mill Road and No.51 is 75 metres along on the right hand side.

From town centre (on foot) proceed along King's Road passing Waitrose on the left hand side and Handelsbanken on the right hand side. Crossing parkway and continue as above.



Bury St. Edmunds

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

Newmarket

13 High Street
Newmarket CB8 1RL
+44 (0) 1638 765 256
newmarket@wlea.co.uk

Notting Hill

Caxton Gate, 32 Caxton Rd
London W12 8AJ
+44 (0) 207 221 8838
nottinghill@wlea.co.uk

www.whatley-lane.co.uk

www.rightmove.co.uk

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 2022.

Ecologi



Proudly in association with our London Office

F.W.GAPP
EST. 1919