



55 WHITING STREET
Bury St. Edmunds | Suffolk





The large Sitting Room exudes a relaxed and calming atmosphere with its delightful red brick fireplace and porcelain tiled floor

□□□□ □ **R W** □□□ □ **NN** □
BURY ST. EDMUNDS | SUFFOLK

- Exquisite & meticulously renovated two bedroom 18th century bijou townhouse; attention to detail throughout
- Ideally located in the heart of the historic medieval grid with the vibrant town centre a stone's throw away & RAF Lakenheath and Mildenhall 25 mins by car
- Inviting & relaxing sitting room with wood burner set in exposed red brick statement fireplace
- Breath-taking double height bedroom suite vaulted with cross beam & further bedroom with built-in wardrobes
- Porcelain tiles & underfloor heating with mix of double & secondary glazing
- Serene, secluded & low maintenance rear courtyard garden; rooftop views
- Pleasant & extensively glazed Garden Room open-plan from Dining Room
- ****Good news: pets considered****
- Useful first floor laundry / utility room



Completely refurbished throughout, this period townhouse has a laid back rustic French farmhouse feel

This attractive two bedroom Georgian townhouse has in recent years been sensitively and completely renovated and is now offered first-time to the rental market. Accommodation includes versatile living space which flows seamlessly from the Sitting Room, open-plan to Dining Room and pleasant Garden Room through to the Kitchen (fitted with a full set of appliances). Of particular note is the handsome exposed red brick fireplace, the stone-effect porcelain floor tiles with underfloor heating throughout the ground floor and a breath-taking double height vaulted Principal Bedroom suite with exposed rafters and cross beam. Plentiful storage and a very useful laundry room (fitted with both a washing machine and condensing tumble dryer) complete this easy town centre living. 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 completely modernised electric and plumbing systems with the addition of double and secondary glazing throughout – lighting played 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.

55 Whiting 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



55 Whiting Street is rich in attractive original period features well-blended with modern comforts and benefits from a complete renovation; as featured in The English Home magazine. The flexible and relaxed accommodation measures approximately 1039 ft² (96.5 m²) and will suit a broad range of tenants, whether visiting USAF personnel or young professionals – all who seek convenient town living.

Ground Floor

SITTINGROOM 16'3" x 13'10" (4.95m x 4.21m)

A large and bright Sitting Room with an elegant twelve pane opaque sash window to front aspect and solid wood shutters which lets in plentiful natural light. Tastefully decorated and delivering an instantly welcoming and calming atmosphere upon arrival. A substantial red brick fireplace is the focal point of this living space with a cossetting wood burning stove surmounting a stone hearth. Porcelain tiled flooring with underfloor heating. Dimmable ambient recessed lighting. Two TV points and phone point. A pair of useful built-in storage cupboards with shelving either side the fireplace. Opening to:



The perfect homely kitchen setup



Attractive red brick fireplace with wood burning stove



Relaxing open-plan dining space in which to entertain

DINING ROOM 14'2" x 6'7" (4.33m x 2.01m)

Step into this relaxed living space. Window to the rear courtyard garden aspect. Feature former fireplace recess. Useful alcove. Porcelain tiled floor with underfloor heating. Dimmable ambient recessed lighting. TV point. Opening to:

GARDEN ROOM / KITCHEN 14'2" x 6'7" (4.33m x 2.01m)

Step into a bright link-way with door to rear courtyard garden. Large expanse of tripartite glazing sits on exposed red brickwork while bringing the outside in and opens up a pleasant aspect to the home. Ambient mood accent lighting. Porcelain tiled floor with underfloor heating. Opening to:

Kitchen area with painted base cabinets and solid oak wood worktops above. Four ring electric hob with stainless steel cooker hood over and fan oven with additional conventional combi grill/oven below. Belfast sink with mixer tap and window above to rear courtyard garden aspect. Freestanding upright fridge/freezer. Splashbacks in white brick metro tiles. Lit by a range of three pendant light points and three wall-mounted task light points. Porcelain tiles with underfloor heating.



Garden Room link-way creates a pleasant aspect

First Floor (cont'd)

Stair rises from Sitting Room into a lovely landing area.

LANDING

Wood floor. Recessed lighting. Victorian style radiator. Doors to Laundry/Utility room, Shower room and Bedroom. Stairs to second floor.

LAUNDRY / UTILITY ROOM 5'7" x 5'1" (1.7m x 1.5m)

Useful space fitted with both a *LOGIC* washing machine and a venting *Zanussi* tumble dryer. Wall-mounted gas-fired central heating boiler. Shelving for towels and linen. Porcelain tiled floor. Recessed lighting.

First Floor (cont'd)

BEDROOMTWO 12'4" x10'6" (3.76m x 3.21m)

Large double Bedroom with window fitted with louvre shutters overlooking front aspect. Built-in wardrobe with hanging rails. Decorative Victorian feature fireplace. Wood floor. Victorian-style radiator. Dimmable recessed lighting.

SHOWERROOM 6'9" x 7'9" (2m x 2.3m)

Window to rear aspect. Pedestal wash basin, low-level wc, double sized 'walk-in' corner shower cubicle with rain shower. Extractor fan. Porcelain tiled floor. Floor to ceiling ceramic white brick metro tiles. Recessed lighting. Victorian-style radiator.

Second Floor

Wood floor stairs rises from first floor landing with a pair of wall light points into:

BEDROOM ONE 12'10" x 12'4" (3.91m x 3.76m)

Positioned on the top floor is a most spacious and impressive dual aspect principal double Bedroom suite with vaulted double height ceiling and exposed cross beam and timbers. Beautifully light and airy with dormer window to front fitted with louvre shutters and rear aspect window fitted with pull down blind providing a wonderful rooftop vista. Built-in storage cupboard. Decorative Victorian feature fireplace. Wood floor. Pendant light. Victorian-style radiator. Door to:

CLOAKROOM

Low-level wc and wall-mounted wash basin. Recessed lighting. Radiator. Tiled floor.



Beautifully light and airy principal bedroom



Shower room with walk-in rain shower



COURTYARD GARDEN

To the rear is a courtyard style brick paved garden area with a westerly aspect for that all-important outdoor amenity and perfect alfresco dining space with little maintenance required and Weber BBQ. Outdoor tap & lantern.



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.

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)
71 mins / 50 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)
Cambridge International Airport
(34 mins / 47 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: St Edmundsbury Catholic Primary School (3-11); King Edward VI (11-16).
University of Suffolk at West Suffolk College - Further Education.



Serene & secluded courtyard garden

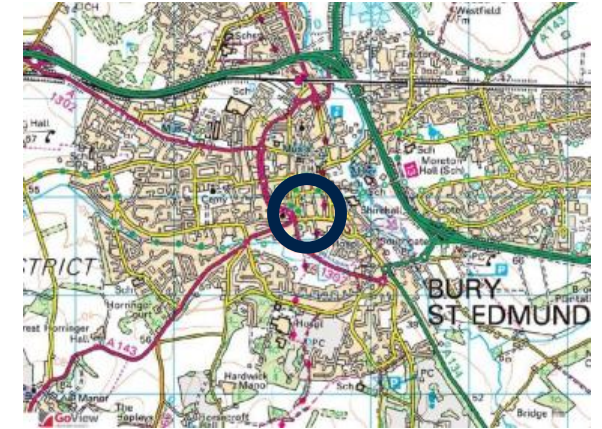


Attractive rooftop views from principal Bedroom

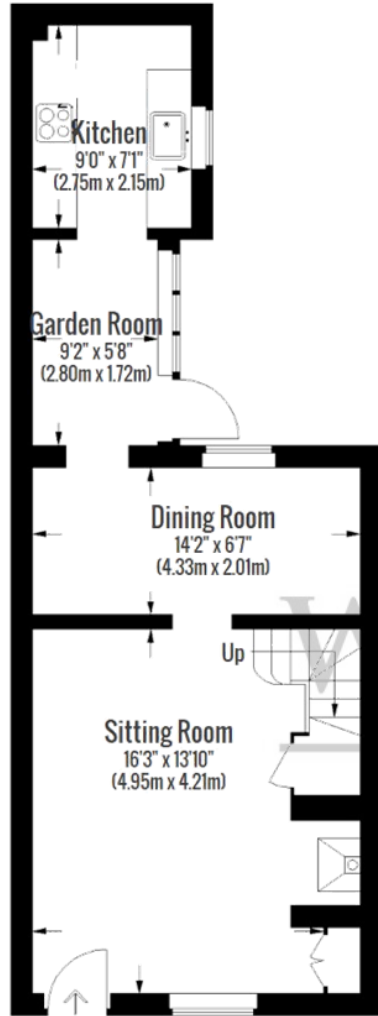
FLOORPLAN

APPROXIMATE GROSS INTERNAL AREA

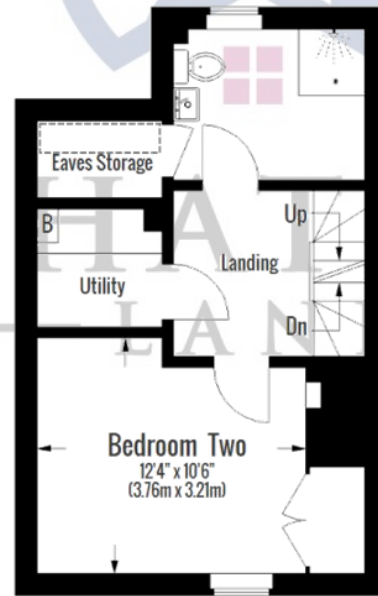
= 1039 ft² (96.5 m²)



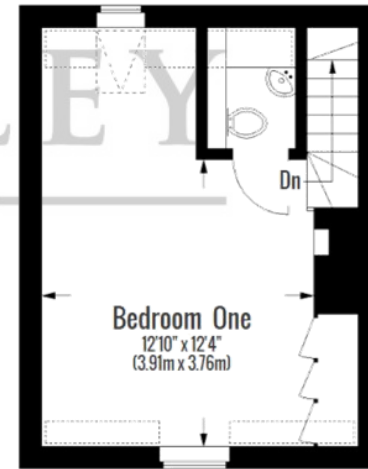
This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



Ground Floor



First Floor



Second Floor

Reduced headroom
below 1.5m / 5'0"

GENERAL INFORMATION

TENURE

The property is offered for rent and is available now.

SERVICES

Mains water, drainage, electricity. Gas-fired central heating with electric underfloor 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 – £1,490.23 (2022/23)

VIEWING ARRANGEMENTS

Strictly by prior appointment through the landlord(s) sole 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 1NP)

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. Turn right into College Street, left into Churchgate Street and then left into Whiting Street and No.55 is 75 metres along the street on the right hand side marked by our **TO LET** board.

From the town centre (on foot) leave the Market Square with Nutshell pub behind you, proceed down Whiting Street, crossing Churchgate Street towards Westgate Street and No.32 is 75 metres along the street on the right hand side.



Bury St. Edmunds

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

Newmarket

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

Notting Hill

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

www.rightmove.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 | Mar 2023.



Proudly in association with our London Office

F.W.GAPP