



25 WHITING STREET
BURY ST EDMUNDS, SUFFOLK

JACKSON-STOPS 

**25 WHITING STREET, BURY ST EDMUNDS
SUFFOLK, IP33 1NP**

GUIDE PRICE £650,000

AN ELEGANT AND VERY WELL-PRESENTED
EARLY VICTORIAN TOWNHOUSE WITH A
CONTEMPORARY EXTENSION TO THE REAR,
STANDING IN AN EXCELLENT CENTRAL
LOCATION WITHIN THE MEDIEVAL GRID.



DISTANCE

TOWN CENTRE LOCATION

NEWMARKET 12 MILES

CAMBRIDGE 28 MILES

IPSWICH 26 MILES

GROUND FLOOR

- Entrance Hall
 - Sitting Room
 - Kitchen/Dining/Family Room
 - Cloakroom
 - Two Cellar Rooms
-

FIRST & SECOND FLOORS

- Three/Four Bedrooms
 - Two Family Bath/Shower Rooms
-

OUTSIDE

- Rear Garden with Pedestrian Access
- Permit Parking



THE PROPERTY

A very well-presented and much improved early Victorian townhouse located in the medieval grid, convenient for the town centre's amenities.

The property is Grade II listed, as being of special architectural or historic interest, and presents gault brick elevations under a slate roof and offers generously proportioned accommodation of over 2,000 sq ft, arranged over three floors. Built in 1840, this early Victorian townhouse will have originally been two cottages and over recent years has been further extended and sympathetically restored.

The entrance door leads into a large reception hall, which features the stairs leading to the first floor with cupboard under, door to a cloakroom, window to the front aspect, cornicing and ceiling roses. The large sitting room measures over 23' in length and could easily be used as a formal dining area as well and features a cast iron fireplace with surround and mantle over, cornices and ceiling roses, dual windows to the front aspect, window and door to the rear. The fabulous kitchen/dining/family room incorporates a recently constructed vaulted extension and the kitchen is fitted with a comprehensive range of base and eye level units, Quartz work surfaces and integrated appliances including a Bosch four ring hob with extractor over, Bosch double oven, dishwasher, fridge freezer and concealed spaces for appliances. The vaulted dining/family area has an attractive glazed gable with double doors leading to the garden and eight roof lights providing plenty of light. There are a further two windows on the south side and a door leads down to a useful twin room **cellar**.

On the first floor the landing has a window to the rear aspect and doors leading to two double bedrooms with the master having a range of fitted wardrobes, vanity wash basin and windows to the front and rear aspects. There is also a family bathroom and stairs lead to the second floor with the landing having a rear aspect and accesses a large bedroom with a rear aspect and two large walk-in cupboards, which would make ideal wardrobes. There is a study/fourth bedroom with cleverly designed privacy screened glass wall, which is switchable between opaque and clear glass with a remote control. There is also a shower room.



OUTSIDE

The property has an easy maintenance, southeast facing rear garden, predominantly laid to terracing with mature shrub/flower beds and is enclosed by brick walls and fencing. There is also rear pedestrian access to College Lane.

LOCATION

25 Whiting Street is located in the medieval grid in Bury St Edmunds town centre and it is just a short walk from the excellent range of amenities with extensive shopping facilities and a good range of leisure facilities including health clubs, swimming pools and golf clubs. There are numerous high-quality restaurants and cultural amenities including the beautiful Georgian Theatre Royal and The Abbey Gardens. The University City of Cambridge is approximately 28 miles away and offers unrivalled schooling opportunities and excellent shopping and amenity facilities. There is good access to the A14, A11 (M11) and the railway station at Bury St Edmunds offers a link to mainline services to London's Liverpool Street and King's Cross. Alternatively, there is a regular train service from Stowmarket(14 miles) to London Liverpool Street taking approximately 80 minutes. Stansted International Airport is approximately 50 minutes by car.

DIRECTIONS

From the Buttermarket proceed south along Whiting Street, crossing over Churchgate Street. Continue along Whiting Street and No.25 will be found about half way down on the left.

PROPERTY INFORMATION

Services Mains water, gas, electricity and drainage.

Local Authority West Suffolk Council

Council Tax Band E

Tenure Freehold

Parking Residents parking for Zone D, also with visitor parking permits available.

Broadband Ofcom states speeds available of up to 1800Mbps

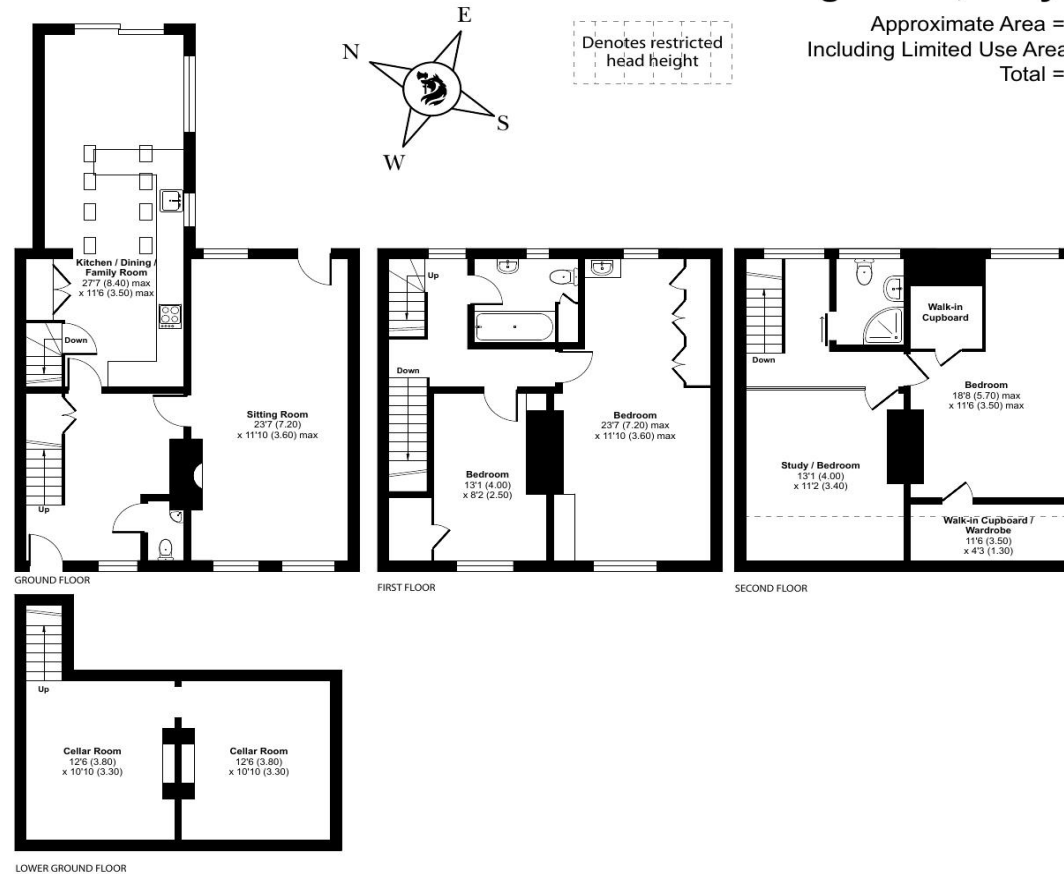
Mobile Signal/Coverage Yes - varies depending on network provider. Please visit www.ofcom.org.uk to check availability

Viewing Only by appointment with the sole agents Jackson-Stops. Tel. 01284 700535



Whiting Street, Bury St. Edmunds

Approximate Area = 2052 sq ft / 190.6 sq m
Including Limited Use Area(s) = 81 sq ft / 7.5 sq m
Total = 2133 sq ft / 198.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Jackson-Stops. REF: 1365184



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Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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