



**LANGDALE HOUSE**  
BURY ST EDMUNDS, SUFFOLK

**JACKSON-STOPS** 

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**LANGDALE HOUSE, 82A SOUTHGATE STREET  
BURY ST EDMUNDS, SUFFOLK, IP33 2BJ  
GUIDE PRICE £650,000**

A BEAUTIFULLY PRESENTED 1920'S BUILT  
FOUR-BEDROOM SEMI-DETACHED HOME  
WITHIN WALKING DISTANCE OF THE TOWN  
CENTRE.



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## DISTANCES

TOWN CENTRE WALKING DISTANCE  
(ABOUT 0.6 OF A MILE)  
NEWMARKET 12 MILES  
CAMBRIDGE 28 MILES

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## GROUND FLOOR

- Entrance Hall
  - Open Plan Accommodation:
    - Kitchen/Breakfast Area
    - Dining Area
    - Sitting Area
    - Snug/Playroom Area
  - Utility Room
  - Cloakroom
- 

## FIRST FLOOR

- Four Bedrooms
  - Family Bathroom
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## OUTSIDE

- Off Road Parking for Two Cars
- Gravelled Front Garden
- Enclosed Rear Garden
- Garden Studio/Summer House & Shed



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## THE PROPERTY

This stunning, stylish home has been comprehensively renovated to a superb standard by the current owners who extended the house to the rear and created the fabulous open plan ground floor living space whilst retaining the period feature charm of the property. Steps lead up to the part glazed original front door from the parking area and into the hallway which has a tiled floor, stairs to the first floor with understairs store cupboards, shoe cupboard and doors to a cloakroom and a utility room. The utility room has an arched window to the side, a tiled floor, wall mounted gas fired Baxi combi boiler, work surface with enamelled sink unit and space below for a washing machine and tumble dryer.

The superb open plan sitting room, dining room, kitchen/breakfast room and snug/playroom areas enjoy double doors out to the rear garden. The sitting room area features a secondary glazed original bay window to the front, a coal effect gas fire with Victorian style surround with mantle shelf, bespoke fitted alcove cupboards and shelving with lighting and a carpeted floor. The dining area features parquet style Moduleo flooring with underfloor heating which runs through the rest of the room, a feature fireplace with mantle and surround, built-in alcove cupboards and a door to the hall. The kitchen area, which has a vaulted ceiling with Velux rooflight windows, is beautifully presented with a range of handmade units with Quartz worksurfaces, island unit with breakfast bar, an underset ceramic sink unit; integrated appliances include two fridge freezers, a dishwasher and a five ring Neff gas hob set into the high mantle surround with extractor fan above and two Neff ovens below. The snug/playroom area, to the side, features a fitted wall cupboard and storage unit, affording space for a wall mounted TV.

On the first-floor landing there is a secondary glazed window to the side and a loft access hatch. Bedroom one features a large, double-glazed window to the rear, exposed floorboards and an exposed brick chimney breast with wrought iron feature fireplace with green tiled hearth and bespoke built-in alcove wardrobe cupboards to either side. Bedroom two also features exposed floorboards and feature fireplace with bespoke built-in alcove wardrobe cupboards to either side and has a secondary glazed 1920's casement window to the front. Bedroom three features a double-glazed window to the rear, built-in wardrobe cupboards and bedroom four has a secondary glazed window to the front, a built-in bunk style bed with storage below and a built-in cupboard and desk unit. There is also a family bathroom which is luxuriously finished with marble style tiled floor and walls with electric underfloor heating, a double-glazed window to the side, a tiled panel enclosed bath with separate shower over, a wash hand basin, a concealed cistern wc and store cupboards.



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## OUTSIDE

There is hardstanding to park a couple of cars to the front of the property with a gated side access leading around to the rear garden. Steps lead up from the French doors out of the kitchen to the mainly lawned back garden which has an area of bark surface, ideal for children's play equipment, a block paved terrace with flower borders and a timber clad insulated Garden Room studio that has power, light and a modern electric wall mounted radiator, and an attached garden storage shed.

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## LOCATION

The property is within reasonable walking distance of the town centre (about 0.6 of a mile), which offers an 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. There is good schooling in the private and public sectors and 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.

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## DIRECTIONS

From the town centre head out along Honey Hill and into Sparhawk Street. Proceed through St Mary's Square and into Southgate Street. Proceed along Southgate Street heading out of town and the property will be found on the right.

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## PROPERTY INFORMATION

**Services** Mains water, electricity, gas and drainage.

**Local Authority** West Suffolk Council

**Conservation Area** Setting

**Council Tax Band** D

**Tenure** Freehold

**Broadband** Ofcom states speeds available of up to 5500Mbps

**Mobile Signal/Coverage** Yes - varies depending on network provider.

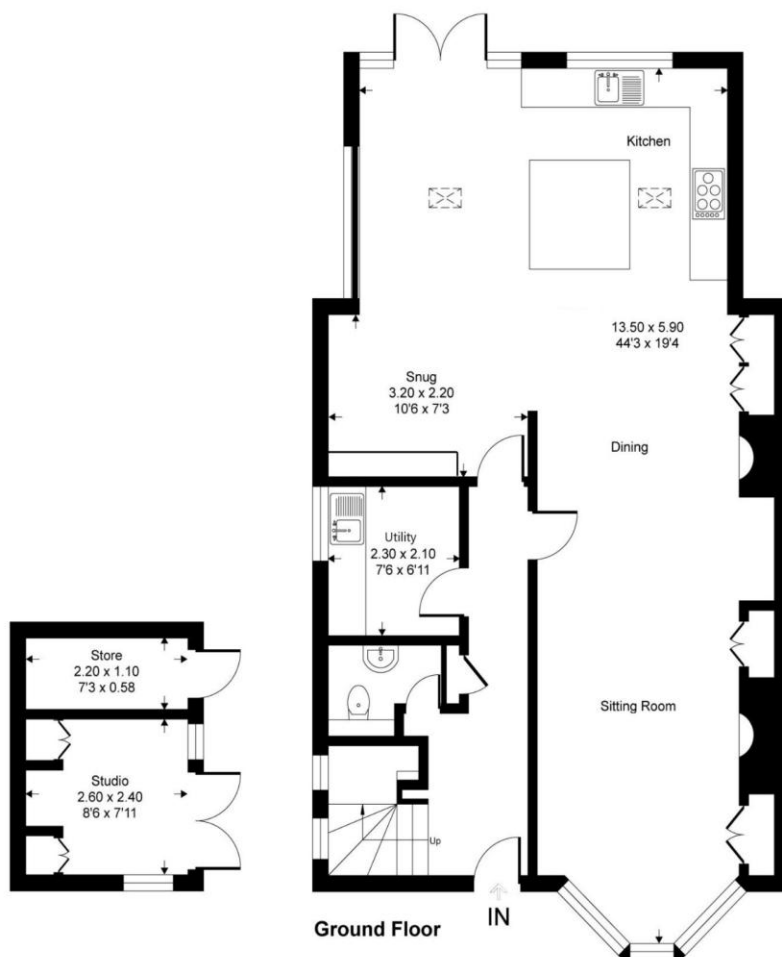
Please visit [www.ofcom.org.uk](http://www.ofcom.org.uk) to check availability

**Viewing** Only by appointment with Jackson-Stops

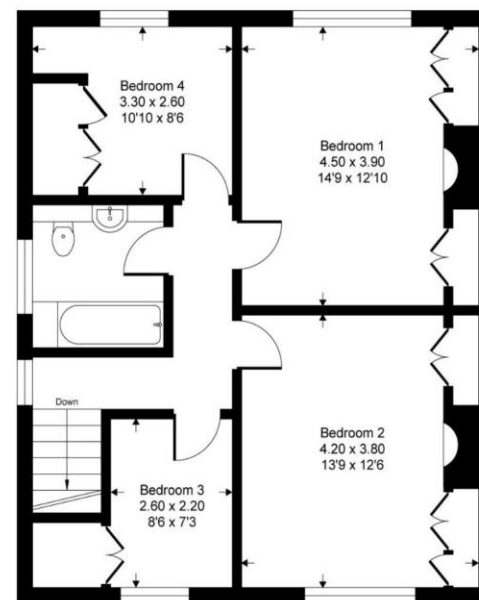
Tel: 01284 700535



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
| Best energy efficient - lower running costs | Current | Potential |
| 92-100 A                                    |         |           |
| 81-91 B                                     |         |           |
| 69-80 C                                     |         |           |
| 55-68 D                                     |         |           |
| 48-54 E                                     |         |           |
| 35-47 F                                     |         |           |
| 2-34 G                                      |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |



**Southgate Street**  
 Approximate Gross Internal Area = 147.9 sq m / 1593 sq ft  
 Approximate Outbuilding Internal Area = 9.4 sq m / 102 sq ft  
 Approximate Total Internal Area = 157.3 sq m / 1695 sq ft



First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Disclaimer: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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PROPERTY EXPERTS SINCE 1910