



Old Post Office House The Street  
Bury St. Edmunds, Suffolk IP31 1NG  
Guide Price £365,000

This semi detached cottage style property was formerly the village post office but now has change of use to purely residential and is set in a central location in this popular village to the north of Bury St Edmunds. The cottage offers character accommodation of Sitting Room with woodburner, Dining Room with french doors to the rear garden, Kitchen, Cloakroom, Office/Utility Room, Former Shop which is ideal as a second Reception Room or 4th Bedroom. The first floor accommodation offers Three Good Size Bedrooms and a Family Bathroom. The property benefits from no onward chain and has oil fired central heating. There is a driveway leading to the rear of the property with parking and lovely gardens with a south/east aspect and a range of outbuildings. We strongly recommend arranging a viewing to fully appreciate the accommodation and space that is on offer.

### **SITTING ROOM**

14'2" x 18'0"

with front door, two windows to front aspect, fireplace with inset log burner, parquet flooring

### **DINING ROOM**

11'1" x 12'11"

with radiator, parquet flooring, patio doors to rear

### **KITCHEN**

12'1" x 8'7" (maximum)

with roll edge worksurfaces, cupboards and drawers and matching eye level units, appliance space, built in double oven and four ring ceramic hob, radiator, recessed single drainer stainless steel sink with mixer taps

### **INNER HALLWAY**

with tiled flooring, door to Cloakroom, stairs to first floor landing, recess and door to Sitting Room.

### **CLOAKROOM**

4'10" x 7'6"

with hidden cistern wc, wash hand basin, cupboards and window to rear aspect

### **UTILITY ROOM/OFFICE**

11'5" x 10'2"

Previously used as a store/office with access to the main house and also to the shop

### **2nd RECEPTION ROOM/4TH BEDROOM**

10'1" x 24'9"

Previously used as the village shop with windows and door to the front of the property.

### **FIRST FLOOR LANDING**

with airing cupboard housing hot water cylinder, linen cupboard

### **BATHROOM**

with suite of panelled enclosed bath, low level wc, pedestal wash hand basin, window to rear aspect, radiator, shower unit

### **BEDROOM ONE**

16'10" x 12'10"

with windows front and rear, radiator, built in double wardrobe





#### **INNER LANDING**

10'4" x 20'9" max

with window to the side aspect and door to:-

#### **INNER BEDROOM TWO**

6'2" x 14'4"

an internal bedroom with no external window but window onto inner hallway

#### **BEDROOM THREE**

14'9" x 10'6"

dual aspect room with built in double wardrobe, radiator

#### **OUTSIDE**

The property is approached over a small front garden laid to gravel and paving with various shrubs. The rear garden is of generous proportions with a large Timber Storage Shed/Barn 10' 10" x 23' 8" with power connected. There is a covered verandah area and car port. Access to two further brick built sheds/workshops with power connected. The remainder of the garden is predominantly laid to a large lawned area with beds and borders and a variety of shrubs. There is a large gravel drive and further Shed 21'9" x 12'10" with no services connected. Oil Storage tank for the heating system. Access is provided to the parking area via a five bar gate which leads from a serviced driveway leading back to the main road.

#### **Local Authority & Council Tax Band:**

West Suffolk District Council. Council Tax Band D

Please contact West Suffolk Council to check business rates

#### **Services:**

Mains services are connected including water, electricity and drainage. Oil Fired Central Heating

#### **Tenure:**

For sale FREEHOLD with vacant possession upon completion.

#### **Viewings:**

By appointment with the Sole agents Marshall Buck Ltd.



The floor plan shows a house with the following layout:

- KITCHEN**: Located at the top left, adjacent to the Dining Room.
- DINING ROOM**: Located at the top right, adjacent to the Kitchen and Sitting Room.
- SITTING ROOM**: A large central room, adjacent to the Dining Room and Shop Office.
- SHOP OFFICE**: Located on the left side, below the Bathroom, adjacent to the Sitting Room and Shop Front.
- SHOP FRONT**: A large room at the bottom left, adjacent to the Shop Office.
- BATHROOM**: A small room on the left, adjacent to the Kitchen and Shop Office.
- Staircase**: Located near the Bathroom, with an arrow pointing 'UP'.

Rooms are color-coded: yellow for the Kitchen, Dining Room, and Sitting Room; light blue for the Bathroom; and tan for the Shop Office and Shop Front. Black lines represent walls, and white lines represent doors.

The floor plan shows a rectangular layout. At the top left is a light blue rectangular area labeled "BATHROOM". To its right is a small brown area labeled "RING CUPBOARD". Below the bathroom is a brown area labeled "LANDING". To the left of the landing is a staircase with a black arrow pointing down and the word "DOWN". To the right of the landing is a large yellow rectangular area labeled "BEDROOM". Below the landing is another yellow rectangular area labeled "BEDROOM". At the bottom is a third yellow rectangular area labeled "BEDROOM". A central brown hallway connects the landing to the bedrooms. The entire plan is enclosed in a thick black border.




15-17 Eastgate Street, Bury St Edmunds, Suffolk, IP33 1XX  
Tel: 01284 760770  
bury@shiresresidential.com  
www.shiresresidential.com

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>			<p>68</p> <p>25</p>

**England & Wales**

EU Directive  
2002/91/EC





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