



Orchard Street

Bury St Edmunds, Suffolk

Guide Price £450,000

LACY SCOTT
& KNIGHT

est. 1869

Orchard Street

Bury St. Edmunds | Suffolk | IP33 1EH

Station 0.5 miles, Cambridge 29 miles, Ipswich 27 miles

A spacious three storey Victorian town house with four bedrooms, and enclosed rear courtyard garden, in a popular street close to Bury St Edmunds town centre. Offered for sale with No Onward Chain.

Entrance hall | Sitting dining room | Kitchen breakfast room | Utility room | Cellar | Two first floor bedrooms | Family bath/shower room | Two second floor bedrooms | Cloakroom | Front Garden | Rear courtyard garden | Street permit parking.

|| Orchard Street

We are pleased to offer for sale an elegantly proportioned semi-detached Victorian townhouse. The property is located in a popular residential street within easy reach of the town centre and offers well-presented accommodation over three floors plus a useful cellar, and south-west facing courtyard garden.

The panelled entrance door leads into the entrance hall, opening into an impressive double reception room featuring two fireplaces, fitted bookshelves and a wide bay window to the front.

There is a partly glazed door with steps down to a useful cellar which provides additional storage. A sliding door leads into the fitted kitchen/breakfast room featuring a range of base pan drawer units with integrated appliances and hardwood worktops. The kitchen is partly vaulted and has bi-folding oak doors which open onto the rear courtyard garden. Adjoining



the kitchen is a utility area with further work tops and space and plumbing for a washing machine.

The staircase leads to the first floor landing and to the spacious main bedroom which has 2 windows including a wide bay window and fitted wardrobes. The second bedroom looks out across the rear garden and features an original cast iron fireplace. The family bathroom is also to the rear and has a brand new suite featuring a bath, low level WC, vanity unit with wash basin and a separate shower cubicle, tiled floor and a heated towel rail. A further flight of stairs leads to the second floor landing, and two further bedrooms both featuring large dormer windows and a cloakroom with low level WC and hand wash

basin. An airing cupboard houses the gas fired central heating boiler. Please note there is some restricted head height under the roof, in the second floor accommodation.

Outside

|| Orchard Street has a small traditional front garden with steps up and pathway leading to the front door behind a low brick wall. The attractive rear walled courtyard garden has the benefit of a pedestrian access across the neighbours property and is mostly paved with steps up to a raised terrace with borders, and fully enclosed by brick walls. It enjoys a south-westerly aspect.

Location

Orchard Street is an attractive residential address in Bury St Edmunds just north of the town centre and within a conservation area. From here you can easily walk, to all the local amenities, the historic centre, the Abbey Gardens and Cathedral, and enjoy the shopping, dining, and leisure and entertainment facilities on offer within the town centre.

There is good access to the A14, A11(M11) and the railway station at Bury St Edmunds offers links to mainline services to London's Liverpool Street and Kings Cross.

Directions

Approaching from Well Street into Orchard Street, the property can be found towards the end on the left hand side. Or from St John's Street bear right into Church Walks, around the corner into Orchard Street, where the property will be found almost immediately on the right-hand side.

Property Information

Services Mains water, electricity, gas and drainage. Gas Central Heating

Local Authority West Suffolk Council - Council Tax Band C

Tenure Freehold

Broadband Speeds available of up to 1000Mbps – source Ofcom

Mobile Signal/Coverage Good, outdoor - source Ofcom



Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

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Orchard Street, Bury St. Edmunds, IP33

Approximate Area = 1498 sq ft / 139.1 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). © nlc/hecim 2025. Produced for Lacy Scott & Knight. REF: 1359385



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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