



Chalk Road North

Bury St. Edmunds

Guide Price £340,000

LACY SCOTT
& KNIGHT

est. 1869

90 Chalk Road North

Bury St. Edmunds | Suffolk | IP33 3BW

Thetford 12.5 miles, Stowmarket 15.5 miles, Newmarket 13.5 miles

Convenient town centre living – a modern home with more space than you might expect and the convenience of off-road parking for several vehicles. Offered chain-free above!

Entrance Hall | Cloakroom | Kitchen/Dining Room | Sitting Room | Garden Room | Utility/Carport | 3 Bedrooms | Family Bathroom | Gardens | Off Road Parking

90 Chalk Road North

One of three individual homes this is an end terrace modern style property which we are pleased to offer chain-free, it is ideal for anyone looking for a convenient town centre location, with the rare bonus of off-road parking for several vehicles! A fantastic opportunity to now acquire this lovely family home which is well kept but perhaps suited to cosmetic updating internally. The accommodation provides comfortable and bright spaces, good sized rooms, a covered carport to the side and low maintenance paved rear garden. Be quick to see this one!

The timber front door with side-light leads into a small entrance hall with cloakroom WC off and in turn leads to the kitchen/dining room. The kitchen area is fitted with a range of timber-effect units and ample worktops plus a breakfast bar area, also has space for appliances, ceramic tiled flooring, windows to rear and side and door to the utility/carport space. There is ample room in the dining area for a table and chairs. The sitting room alongside has turning stairs leading to the first floor, a window to the front, a stone feature fireplace and patio doors to the rear leading into the bright garden room extension behind which in turn leads out to the rear garden.

Upstairs, a good-sized landing leads to all rooms. Bedroom one to the rear has some built-in wardrobe storage and window



overlooking the rear garden. Bedrooms 2 and 3 are positioned to the front. The surprisingly spacious family bathroom has a large corner bath with telephone style mixer/shower attachment, WC, and basin set into a vanity cabinet with mirror above.

Outside

Attached to the side of the house is a useful covered carport with up and over garage door and a further door leads out to the rear garden. A timber shed provides further storage in the rear garden. The private rear garden which is fenced is mostly paved with inset low-maintenance garden beds and some established planting.

Location

Chalk Road North is located just to the west of Bury St. Edmunds town centre and is easily walkable to all the main attractions, the cinemas, ARC shopping centre and all the major shopping, leisure and dining options in town. It is located in a no through turning behind the B&Q DIY Store with some residents permit street parking also available close by. There is easy access from here to the rail station (0.6 miles) and bus station (0.4 miles) and to access major road links via the A14 to destinations further afield.

Property Information

Services: Mains Water, drainage and electricity. Gas fired central heating.

Local Authority: West Suffolk Council. Council Tax Band C.

Tenure: Freehold.

Broadband: Ultrafast predicted download speed 1800 Mbps and upload speed 1000 Mbps. (Information taken from Ofcom website).

Mobile Coverage: Good outdoor and good/variable in-home. (Information taken from Ofcom website).

Directions

Leaving Bury St. Edmunds town centre heading west on Risbygate Street, cross the roundabout over Parkway, continue to the first turning on the left which is Chalk Road North and the property will be found a short way along on the right hand side.



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.

Misrepresentation and Notices Lacy Scott & Knight for themselves and as Agents for the Seller of the property give notice that:-

- These Particulars are intended to give a fair and substantially correct overall description for the guidance of intending Purchaser(s) and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending Purchaser(s) should not rely on them as statements or representations of facts, but must satisfy himself by inspection or otherwise as to the correctness of each item.
- No person in the employment of Lacy Scott & Knight has any authority to make or give any representation or warranty whatever in relation to this property or these particulars not to enter into any contract relating to the property on behalf of Lacy Scott and Knight nor any contract on behalf of the Sellers.
- No responsibility can be accepted for any expenses incurred by any intending Purchaser(s) in inspecting properties which have been sold or withdrawn.
- Should any dispute arise as to the boundaries or an pre-contract points on the General Remarks and Stipulations, Particulars, Schedule, Plans or the interpretation of any of them, the questions will be referred to the arbitration of the Agents, whose decision shall be final.

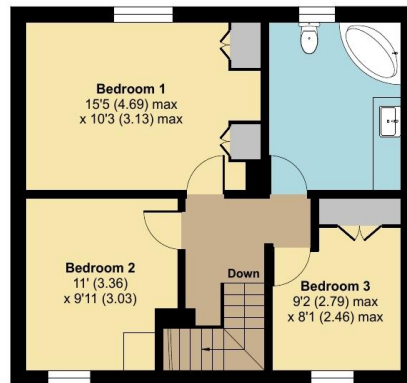
Chalk Road North, Bury St. Edmunds, IP33

Approximate Area = 1083 sq ft / 100.6 sq m

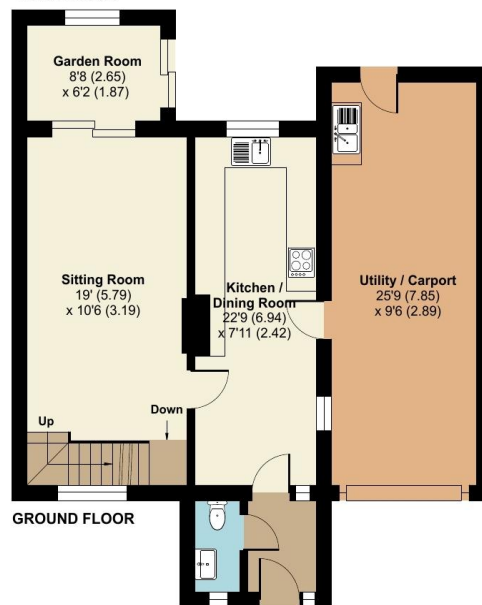
Garage = 244 sq ft / 22.6 sq m

Total = 1327 sq ft / 123.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Lacy Scott & Knight. REF: 1438318



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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