



Sudbury Road, Sicklesmere, Bury St. Edmunds, Suffolk, IP30 0TJ

**MARK · EWIN**  
BURY ST EDMUNDS



Sudbury Road, Sicklesmere, Bury St.  
Edmunds, Suffolk, IP30 0TJ

Situated within the village of Sicklesmere is this spacious four bedroom detached house with separate access to an annexe space.

The property comprises, on the ground floor, of an entrance hall, cloakroom, sitting/dining room with doors leading into the garden and a well-appointed kitchen.

There is a separate front door leading into the annexe side of the property, the accommodation consists of an open plan sitting/bedroom and kitchen with a dining area leading into the garden. There is also a ground floor shower room for added convenience.

Moving to the first floor, there are four spacious bedrooms, along with a modern shower room, bathroom and airing cupboard.

Outside, immaculately presented rear garden is mainly laid to lawn with a paved patio area stretching along the property. The lawn is bordered by beds with various shrubs and mature trees. There is also rear access into the double garage.

To the front, there is a large driveway providing ample off-road parking which in turn leads to the double garage with up and over doors and lighting.

Additional Information: Tenure: Freehold Council Tax Band: F EPC Rating: TBC Broadband: Standard & Superfast are available in this area via Openreach. (Source Ofcom) Services: Mains Gas, Electric, Water and Drainage. Heating offered via gas central heating. (Please note that none of these services have been tested by the selling agent.)



### Directions

Leaving Bury St Edmunds heading south along the A134 along Sicklesmere Road, continue into the village along Sudbury Road and the property will be located on your right-hand side.

### Location

Sicklesmere is located approximately 3 1/2 miles to the south west of Bury St Edmunds, offer easy access via the A134. The village offers a local pub, the Rushbrooke Arms and post office. The near-by historic market town of Bury St Edmunds provides an extensive range of shopping facilities, including the Arc Shopping Centre. There are also excellent educational, recreational and cultural facilities and for those needing to commute there is convenient access to the A14, which provides links to Cambridge, Ipswich and London / Stansted Airport via the A11/M11. The railway station at Bury St Edmunds offers a link

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## Accommodation:

Entrance Hall 22' 6" x 4' 11" (6.86m x 1.49m)

Sitting/Dining Room 23' 1" x 16' 1" (7.03m reducing to 3.74m x 4.90m reducing to 3.36m)

Kitchen 22' 5" x 7' 11" (6.82m x 2.42m)

Cloakroom 6' 8" x 3' 0" (2.02m x 0.91m)

Annexe Sitting/Bedroom 12' 10" x 9' 2" (3.90m x 2.79m)

Annexe Shower Room 7' 1" x 4' 6" (2.15m x 1.37m)

Annexe Kitchen/Dining Room 14' 4" x 8' 11" (4.38m x 2.72m)

Bedroom One 23' 5" x 11' 7" (7.13m reducing to 4.04m x 3.52m reducing to 2.96m)

Bedroom Two 13' 6" x 12' 6" (4.12m x 3.80m)

Bedroom Three 15' 0" x 10' 5" (4.56m reducing to 4.08m x 3.18m)

Bedroom Four 11' 4" x 9' 3" (3.46m x 2.82m)

Bathroom 9' 1" x 5' 1" (2.78m x 1.54m)

Shower Room 10' 3" x 8' 1" (3.13m x 2.47m reducing to 1.54m)

Rear Garden

Driveway

Double Garage

Additional Information:

Council Tax Band: F

EPC Rating:

Tenure: Freehold

Offers Over £475,000  
Freehold





For identification only. (Not to scale)  
(c) Visual Floor Planner

**MONEY LAUNDERING REGULATIONS 2003:** Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**PLEASE NOTE:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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