



**SICKLESMEERE ROAD**  
Bury St. Edmunds | Suffolk







Sitting Room with feature fireplace surround

# SICKLESMERE ROAD

## BURY ST. EDMUNDS | SUFFOLK

- Delightful two-bedroom mid-terrace Georgian cottage & with newly refurbished shower room
- Good location with the vibrant town centre a stone's throw away & RAF Lakenheath and Mildenhall 25 mins by car
- Sitting room with feature fireplace mantelpiece surround
- Low-maintenance garden with the benefit of a parking space & garage
- Homely kitchen setup
- \*\*Good news: pets considered\*\*



## Delightful red brick and flint period cottage, close to the town centre with a garden, parking space & garage

Forming part of a delightful row of six period red brick and flint Georgian cottages is this two-bedroom home situated close to all town centre amenities. Accommodation comprises sitting room, kitchen and newly refurbished shower room (awaiting images) servicing the two bedrooms. The property retains period details while enhanced double glazing throughout.

The property enjoys a low maintenance garden partly laid to lawn that is fully enclosed with a separate gated access to a dedicated off-street parking space and the additional asset of a garage

**20 Sicklesmere Road** is conveniently located within walking distance of the historic town Cathedral town centre while with excellent ease of access to the A14. The bars, restaurants and independent boutique shops surrounding the Market Square are nearby. Refer to our Situation page to discover more.

# ACCOMMODATION

## WITH APPROXIMATE MEASUREMENTS

**20 Sicklesmere Road** dates back to the 19th century. The accommodation measures approximately 410 ft<sup>2</sup> (38.5 m<sup>2</sup>) and will suit a broad range of tenants, whether visiting USAF personnel or young professionals – all who seek convenient town living with the added bonus of off-street parking and a garage.

## Ground Floor

A part privacy glazed front door fitted with curtain opens into:

### **SITTINGROOM** 11'6" x 9'7" (3.55m x 2.97m)

With a double glazed and secondary insulated window to front aspect fitted with curtains, the sitting room has a former fireplace recess with a wood mantelpiece surround. Either side is an arched storage niche with display shelves and a cupboard housing the meters. Thermostat. TV point. Dimmable recessed lighting. Radiator. Opening to:

### **KITCHEN** 11'7" x 11'7" (3.59m x 3.57m)

A garden-facing kitchen fitted with a range of wall-mounted and base units in dove grey. Metro-style splash backs above wood laminate preparation surfaces inset with stainless steel sink, drainer and mixer tap and two USB charging points. *Kenwood* four ring electric hob with oven and grill and stainless steel extractor above. Space for fridge/freezer and plumbing for washing machine. Wall-mounted combi gas boiler. Vinyl floor. Strip light. Radiator. Staircase to First Floor. Double glazed window and part-glazed external door to garden terrace.



## First Floor

### **BEDROOM ONE** 11'7" x 9'6" (3.56m x 2.94m)

Double glazed bay window to front aspect fitted with curtains. Recess for wardrobe storage. Dimmable recessed lighting. Radiator.

### **BEDROOM TWO** 6'0" x 8'5" (1.85m x 2.60m)

Window to front aspect. Pendant light. Radiator.

### **SHOWERROOM**

Privacy glazed window to rear aspect. Floor to ceiling tiles and vinyl floor.

**AGENT'S NOTE:** The bathroom is currently being completely remodelled and transformed into a shower room with large walk-in shower tray and new suite of sanitary ware.

## Garden, off-street parking & garage

To the rear is a tiered garden with west-facing sun terrace and partly laid to lawn. A pathway leads to the large garage and a separate gated access to an additional off-street parking space. A low-maintenance outdoor area that is fully enclosed and pet-friendly.







Pet-friendly, fully enclosed, low maintenance west-facing garden partly laid to lawn





Nearby amenities: red heather in Cavenham Heath Nature Reserve (left); 7 acre Wyken Vineyard and Leaping Hare restaurant (top right); majestic National Trust Ickworth House and Park (bottom right); oldest surviving Regency playhouse in England, Bury St. Edmunds (centre)



## DISCOVER SUFFOLK

Bury St. Edmunds is an extremely attractive and prosperous market town located in the heart of Suffolk. The A14 gives fast access to the east coast ports, Ipswich, Cambridge, the Midlands and to Stansted and Cambridge Airports, as well as London via the M11. The Arc is the town's latest, modern retail outlet and is a popular shopping destination. All major food stores are well-represented, including Waitrose. There is a twice-weekly open-market in addition to a variety of eateries, attractions and places to stay. The Millennium Tower that crowns St. Edmundsbury Cathedral is the landmark. There is plenty on offer to keep families entertained. The Apex Arts Centre is a state-of-the-art live entertainment venue which hosts exhibitions and events. Watch a great performance at the Theatre Royal – the only surviving Regency playhouse in England. Other amenities include a range of health clubs, swimming pools and leisure facilities. Bury St. Edmunds has a real sense of community and is a truly friendly town.

Horseracing is at neighbouring Newmarket, a number of interesting golf courses nearby, sailing and water sports on the River Orwell and an outstanding 50 mile (80 km) heritage coastline and an Area of Outstanding Natural Beauty encompassing Aldeburgh and Southwold.



# SITUATION



A14 1 mile  
Newmarket 16 miles  
Ipswich 25 miles  
Cambridge 30 miles



Aldeburgh (Suffolk Heritage Coast)  
60 mins / 44 miles



From Bury St. Edmunds  
London Kings Cross  
(105 mins)  
London Liverpool Street  
(110 mins)  
Cambridge  
(50 mins)



London Stansted Airport  
(52 mins / 50 miles)  
Heathrow International Airport  
(2 hr / 115 miles)



There is a wide choice of excellent schooling, both Private and State, within the area.  
PRIVATE includes: South Lee School (-13); Culford School (1-19).  
STATE includes: Guildhall Feoffment Community Primary School (3-11); King Edward VI (11-16).  
University of Suffolk at West Suffolk College - Further Education.



Benefit of off-street parking & garage



Garage has separate garden entrance & lighting



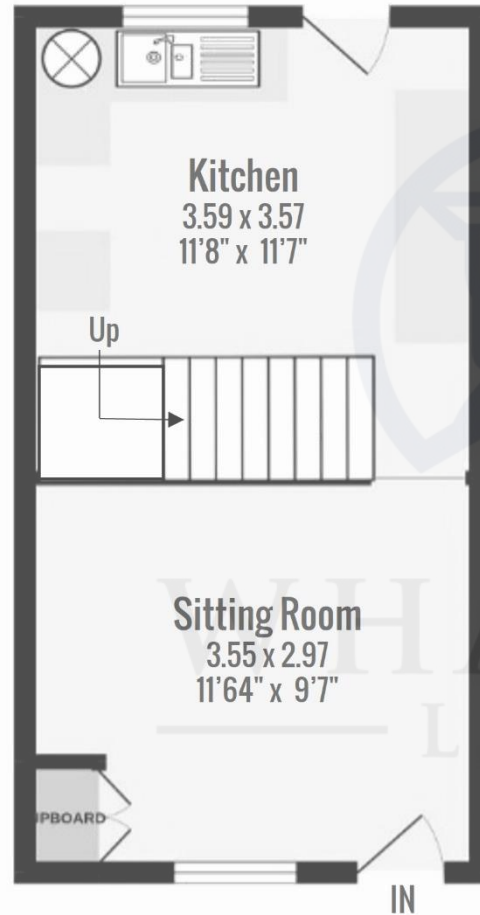
# FLOORPLAN

APPROXIMATE GROSS INTERNAL AREA

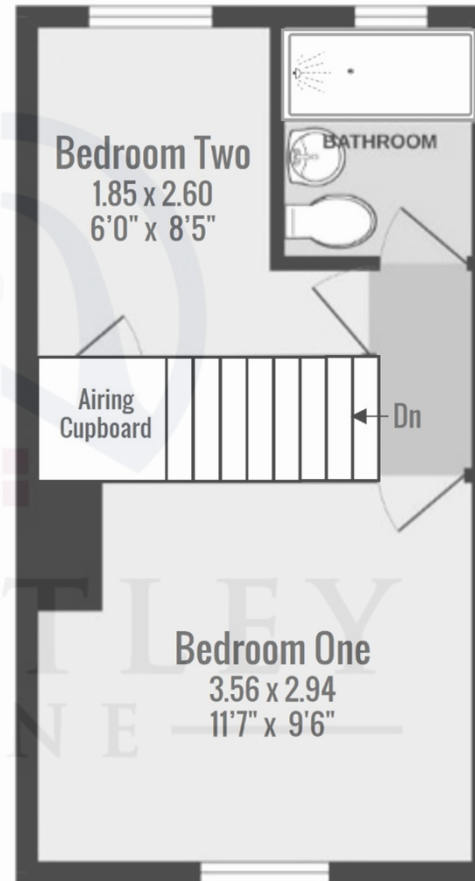
= 410 ft<sup>2</sup> (38.5 m<sup>2</sup>)



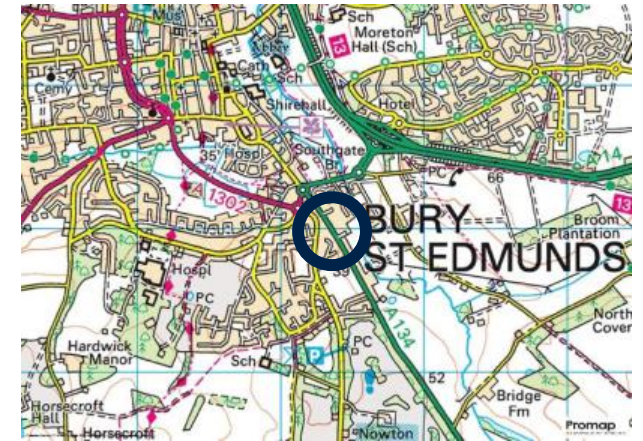
*This plan is for layout guidance only.  
Drawn in accordance with RICS  
guidelines. Not drawn to scale,  
unless stated. Windows & door  
openings are approximate. Whilst  
every care is taken in the preparation  
of this plan, please check all  
dimensions, shapes & compass  
bearings before making any  
decisions reliant upon them.*



GROUND FLOOR



FIRST FLOOR





# GENERAL INFORMATION

## TENURE

The property is offered for rent and is available now.

## SERVICES

Mains water, drainage, electricity. Gas-fired central heating.

AGENT'S NOTE: none of these services have been tested.

## LOCAL AUTHORITY

St. Edmundsbury District Council (01284 763 233)

Tax band B – £1,490.23 (2022/23)

## VIEWING ARRANGEMENTS

Strictly by prior appointment through the landlord(s) sole managing agent: Whatley Lane. If there is anything of particular importance, please contact us to discuss, especially before embarking upon your journey to view the property.

## DIRECTIONS (IP33 2BW)

From London / Cambridge / Newmarket (by car) exit the M11 at Junction 9 and take the A11 towards Newmarket. Continue on the A14 towards Bury St. Edmunds. Exit the A14 at Junction 44, signposted 'Bury St. Edmunds East' and follow the 'Town Centre/A134 Sudbury' signposts. Passing the BP Garage and Bury Rugby Club on your right. At the roundabout take the first exit into Sicklesmere Road, signposted 'A134 Sudbury' and No.20 is 300 metres along the street on the right hand side marked by our **TO LET board**.

From RAF Lakenheath / Mildenhall (by car) either follow the A1101 all the way directly into Northgate Street, passing through the town centre into Southgate Street, or go southbound on the A11 connecting to the A14 at junction 38 heading towards Bury St. Edmunds until exiting at Junction 44 (continue as above)

From the town centre (on foot) leave the Market Square, proceed in a southerly direction along Southgate Street then use the pelican crossing heading into Sicklesmere Road where No.20 is 300 metres along the street on the right hand side marked by our **TO LET board**.



### Bury St. Edmunds

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+44 (0) 1284 765 256  
bury@whatley-lane.co.uk

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Newmarket CB8 1RL  
+44 (0) 1638 765 256  
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