



**Manning Road, Bury St. Edmunds**

**Sheridans**







# Manning Road, Bury St. Edmunds IP32 7GF

Guide Price £514,500

An immaculate four bedroomed detached house providing beautifully presented accommodation in a popular town location.

Built approximately 19 years ago and much improved in recent years including stylish new bathrooms, this impressive family home displays many attractive features complementing the immaculate accommodation which currently in brief comprises; of an entrance door opening to an entrance hall with stairs off to first floor and door to a cloakroom. The family room is a comfortable reception with window to front and the dual aspect sitting room has French doors to rear, of particular note is the newly installed fireplace with smart wood-burning stove. The kitchen is particularly well-equipped with a range of kitchen units providing plenty of drawer and cupboard space beneath preparation surfaces and complemented by built-in appliances. From the kitchen leads through to the separate dining room, creating an ideal reception for entertaining with French doors to gardens and potential to be incorporated into the kitchen to form a larger kitchen/dining room if desired.

On the first floor is a landing leading to the four bedrooms including the principal bedroom with en-suite shower room and fitted wardrobe cupboards. The upgraded family bathroom completes the accommodation.

## Outside

The house is approached along a brick-weave driveway creating extensive off road parking for up to five cars, including access to a detached double garage with twin up-and-over doors, power, lighting and air-conditioning. Side access leads to the

well-maintained and part-walled rear gardens which are mostly laid to lawn and include a summer house, large brick terrace and a newly created private covered decked terrace creating an ideal area for outdoor entertaining.

## Location

The house is close to everything that gives Bury its distinct reputation for bringing together the best of old and new, with its rich history and its broad range of venues for dining, shopping and relaxing. These include an impressive fresh produce market every Wednesday and Saturday. The town is renowned for its beautiful Cathedral and for the leafy and floral Abbey Gardens with its impressive medieval ruins, all just a short stroll down from the colourful boutiques and cafe culture of the town centre.

It is easy to see why people want to settle in Bury and make it their home. This property is close to the excellent rail and road networks which make London and Cambridge easily commutable, along with giving access to the fine range of town, country and coastal destinations of East Anglia. Additionally, for international destinations, Stansted Airport is only about an hour's door-to-door journey from the house.

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- Beautifully presented detached house
- Dual aspect sitting room with newly installed woodburner
- Family room
- Well-equipped kitchen
- Separate dining room
- Cloakroom
- Four bedrooms
- En-suite shower, family bathroom
- Superb driveway providing extensive parking for up to 5 cars, double garaging with air conditioning
- Enclosed gardens with entertaining area

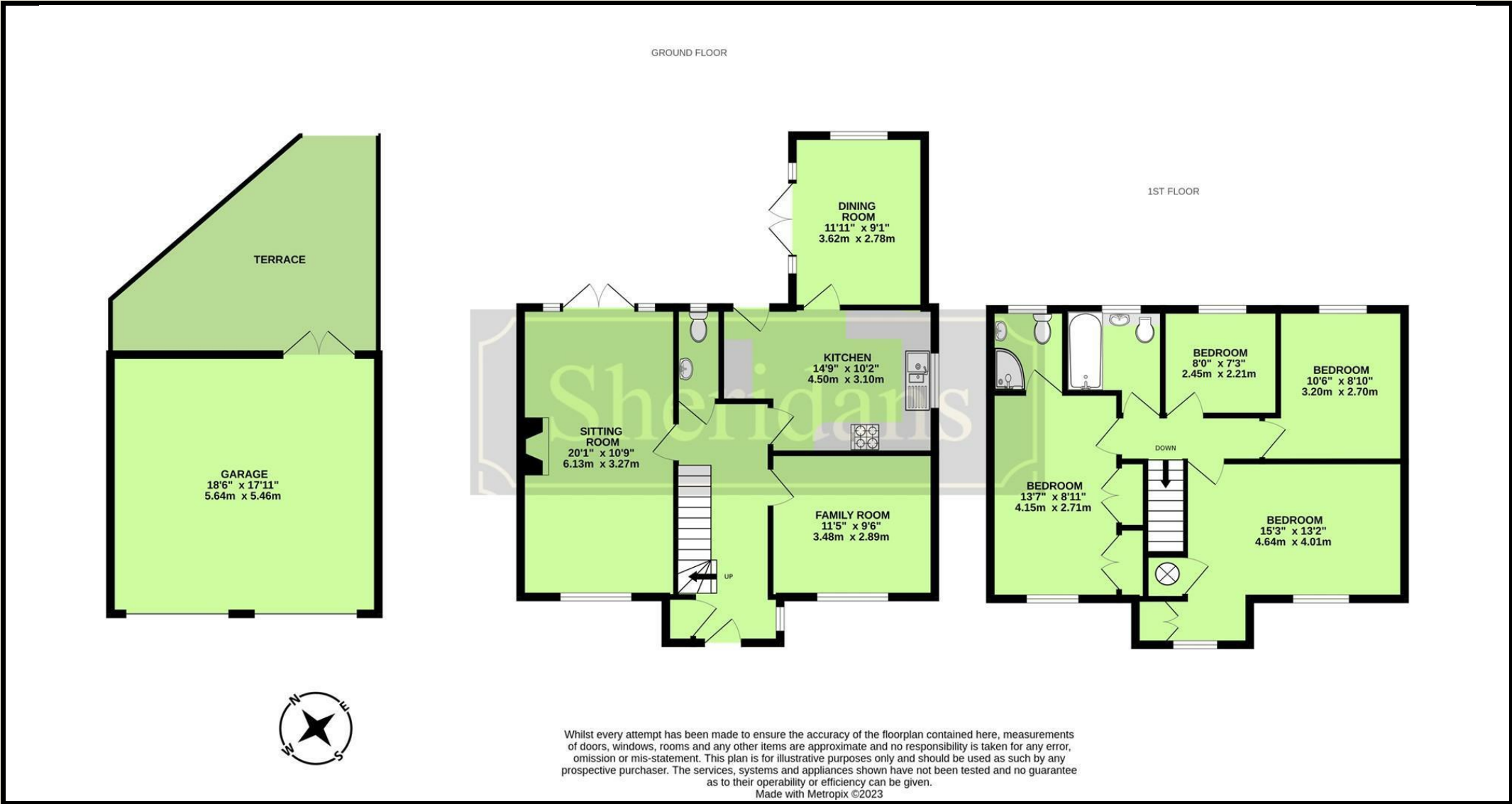
## Directions

When entering Bury St Edmunds along Mount Road from the direction of Thurston, proceed over the roundabout continuing along Mount Road. Turn right into Bradbrook Close and then take the first left into Manning Road where the house is the second house on the right.

## Services

Mains electricity, water and drainage. Council tax band E. EPC Rating: C.





These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

**Sheridans Estate Agents**

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