



Houghton Way, Bury St. Edmunds

Sheridans



Houghton Way, Bury St. Edmunds IP33 3FY

Guide Price £285,000

Situated in a prime location, this immaculate property boasts contemporary living spaces and modern amenities. Unfurnished and meticulously designed, this residence offers comfort and style in equal measure.

Key Features:

OPEN PLAN KITCHEN/LIVING ROOM:

Step into the heart of the home, where a spacious open plan layout awaits. The room features elegant wood flooring and is bathed in natural light. The high-spec kitchen is equipped with integrated appliances including a dishwasher, fridge/freezer and washer/dryer. A sleek electric hob, extractor and Fasino hot water tap add both functionality and sophistication. Patio doors lead to the private balcony, providing seamless indoor-outdoor flow.

BEDROOM ONE:

A tranquil retreat awaits in the master bedroom, complete with a walk-in wardrobe for ample storage. Soft carpeting underfoot adds warmth, while a large window invites in refreshing natural light.

EN-SUITE:

Indulge in luxury within the en-suite bathroom, featuring an extra-large walk-in shower cubicle with a rainfall shower head. A contemporary vanity unit with de-misting mirror, basin and storage, electronically controlled tap, alongside a low-level WC, complete the ensemble. Tiled flooring adds a touch of elegance.

BEDROOM TWO:

The second bedroom offers comfortable accommodations with

plush carpeting and a generous south-west facing window.

BATHROOM:

The bathroom boasts a luxurious bath with a large rainfall shower head, accompanied by a shower screen for convenience. A vanity unit with de-misting mirror, basin, ample additional storage, electronically controlled tap, and low-level WC enhance the space, while tiled flooring ensures practicality.

Outside

Outside, a private balcony offers an ideal spot for alfresco dining or relaxation. Allocated parking provides convenience, while a communal bicycle shed caters to outdoor enthusiasts.

Location

Bury St Edmunds is a picturesque, thriving market town which brings together the old and the new. The town boasts a great collection of venues for eating, drinking, shopping, and relaxing, making it a great place to live, work, visit and study. The market town, with its impressive produce market every Wednesday and Saturday, is nestled in the heart of Suffolk. It is known for the Abbey Gardens, a ruined abbey right in the town centre. Bury is a very popular destination for locals and tourists to the area. Visit the old side of the town to see the Cathedral in all its glory, the medieval quarter of the town and the Abbey Gardens itself, or browse the newer side of the town to discover its large assortment of shops, restaurants and entertainment centres.

Directions

Head south on Compiegne Way toward Etna Rd. At the roundabout, take the 2nd exit onto Tayfen Rd/A1302.

Go through 2 roundabouts. Turn right onto Springfield Rd. Turn right

- Impressive modern apartment set close to the town centre
- Open plan kitchen/dining/living room
- Master bedroom with en-suite
- Dressing room / Walk-in wardrobe
- Additional bedroom
- Family bathroom
- Private balcony
- Allocated parking space
- No onward chain.

onto Houghton Wy. Turn right to stay on Houghton Way where the property will be found on the right-hand side. .

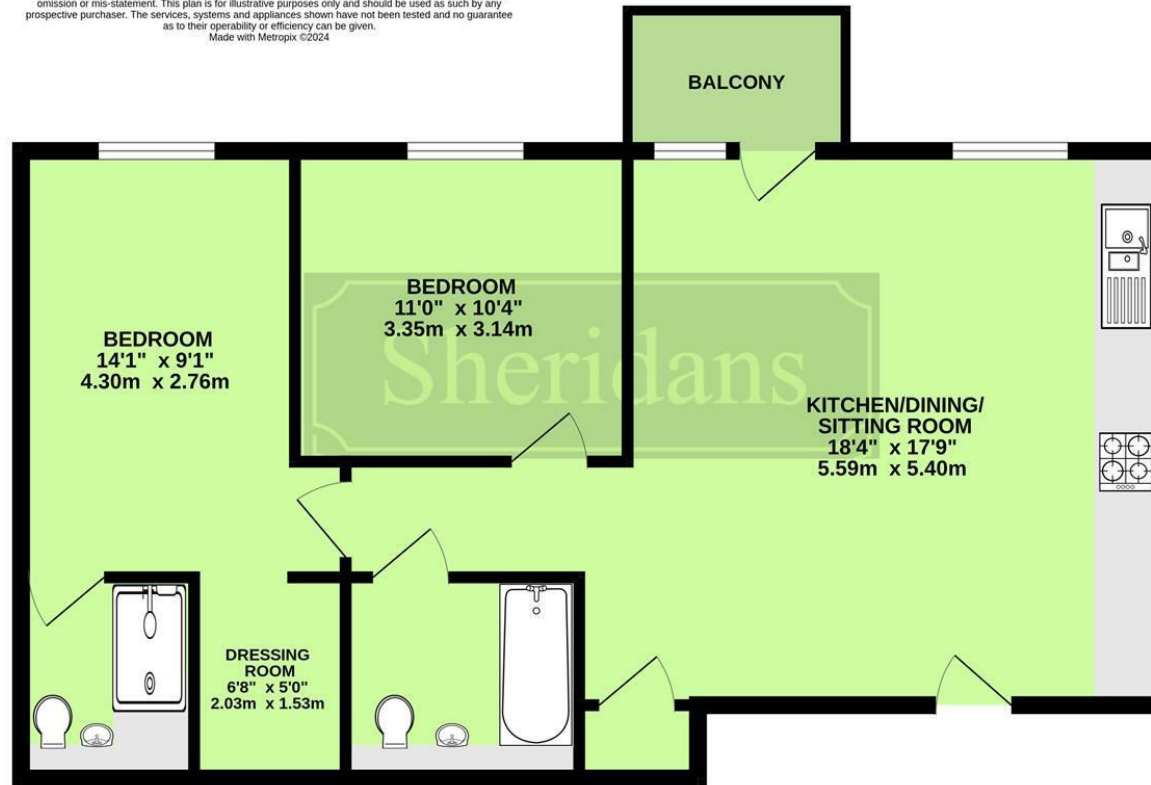
Services

All mains services are connected. Council tax band: B . EPC Rating: B.

No onward chain. Leasehold.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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