



East Close, Bury St. Edmunds

Sheridans



East Close, Bury St. Edmunds IP33 1UQ

Guide Price £445,000

Situated at the end of a quiet cul-de-sac is this beautifully presented modern home built in 2014. This is a fabulous contemporary light and airy townhouse which should be viewed in order to fully appreciate the accommodation and potential lifestyle on offer. The house benefits from a security alarm and high quality downlighters in all rooms, and is conveniently situated just a short walk from the town centre, the Abbey Gardens and a variety of pleasant walks.

The accommodation in brief is as follows: Entrance through the front door into a spacious hallway which accesses the snug/study, downstairs cloakroom and utility room leading through to the professionally landscaped rear garden.

On the first floor, the landing gives access to the generously proportioned front aspect sitting room which has views over the green through large sash windows, as well as the expansive and well-equipped kitchen breakfast room/dining room which has views over the delightful gardens.

On the second floor there are three double bedrooms, with the master bedroom boasting an en-suite shower room and a family bathroom with a full suite including a bath, wash hand basin and low level WC.

Outside

Outside, there is gentle landscaping to the front of the house, while to the rear of the property there is a

well-planned and professionally landscaped garden providing a wonderful outdoor space with a truly tranquil ambience. Cabling to the rear garden serves the lighting and other features, which include a picturesque water rill with lighting.

Location

The house is situated within easy reach of the town centre and the excellent range of schooling, shopping, recreational and cultural facilities historic Bury St Edmunds has to offer. 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

Leaving the town centre via Eastgate Street, proceed for some distance where the turning for East Close can be

- Immaculately presented
- Three bedroomed town house, all bedrooms are doubles
- Spacious and flexible accommodation
- Large kitchen breakfast room/dining room, separate utility
- Well-proportioned sitting room
- Study/snug
- En-suite to master bedroom
- Family bathroom
- Professionally landscaped rear garden
- Garage with power and lighting, off-road parking

found on the right-hand side approximately 50 metres before the mini roundabout. Proceed along East Close, with number 53 being found at the end on the left-hand side.

Services

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

No onward chain.





GROUND FLOOR

1ST FLOOR

2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan 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
 Made with Metropix ©2017

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

Web: www.sheridans.ltd.uk **Email:** info@sheridans.ltd.uk

Bury St. Edmunds Office

19 Langton Place,
 Bury St Edmunds, IP33 1NE
 Tel: 01284 700 018

Knightsbridge London Office

45 Pont Street,
 London, SW1X 0BD
 Tel: 020 7629 9966

Registered in England No. 04461290

VAT Number: 794 915 378

Registered office: Sheridans Limited, 19 Langton Place, Bury St Edmunds, IP33 1NE



Sheridans