



Oswyn Close, Bury St. Edmunds

Sheridans



Oswyn Close, Bury St. Edmunds IP32 7DP

Guide Price £650,000

Individual, architect designed, four bedroomed detached house in a prime town setting.

The well known phrase "never judge a book by its cover" is certainly worth bearing in mind with this property, with its stylish contemporary split-level living space and unique modern features complemented by generous south facing gardens, whilst enjoying a splendid setting in one of the area most sought after locations.

Designed by a well-regarded local architect and much improved in more recent years for the current owner, the house provides an extremely deceptive level of particularly light and airy accommodation displaying many attractive features and further benefitting from (now lapsed) planning permission to extend on the first floor above the garage and ground floor bedroom accommodation.

Benefitting from gas fired radiator central heating and double glazing, the accommodation currently in brief comprises of an entrance hall leading though to the main reception rooms and doors to garage and to a cloakroom and separate utility. The dining room is an ideal reception for entertaining with tiled floor, French doors to gardens, unique glass screen and oak steps up to the sitting room. The modern style kitchen has a half vaulted ceiling with roof light windows, French doors to side and is fitted with an excellent range of units providing plenty of drawer and cupboard space beneath Corian worktops and complemented by quality Miele integrated appliances. The sitting room is a simply fabulous space, full of light with contemporary corner stove, stylish Bi-Fold doors opening to the rear gardens and a fine oak staircase rises to first

floor with bespoke hand rail and balustrade. An inner hall with double airing cupboard leads to the spacious principal bedroom with large travertine and marble en-suite bathroom with raised feature corner bath.

Accommodation

Stairs rise from the sitting room to the first floor landing with useful open loft storage area and leading to the three bedrooms served by a family bathroom. The largest of the three bedrooms could potentially provide space for a further en-suite if desired.

Outside

The house is approached along a driveway providing plenty of vehicle parking, turning space and access to the adjoining garaging with electric door. The driveway is particularly well-screened behind a high Leylandii hedge. Side access leads to the side of the house and a large private terrace, ideal for al-fresco dining with French doors to the kitchen and dining room. The main gardens are to the rear of the house, being mostly laid to lawn with well stocked flower and shrub borders. There is a greenhouse and at the rear of the house a further paved terrace beneath an electric awning, creating an area for entertaining enjoying the southerly aspect.

Location

The house enjoys a highly regarded setting in a small close of individually built detached houses within easy reach of the town centre.

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.

- Splendid individually architect designed detached house
- Superb split level receptions
- Unique features, no onward chain
- Ample parking, garage
- Desirable location
- Sitting room, dining room
- Well-equipped kitchen, integrated "Miele" appliances
- Cloakroom, utility
- Four bedrooms, en-suite bathroom, family bathroom
- Generous south facing gardens

Directions

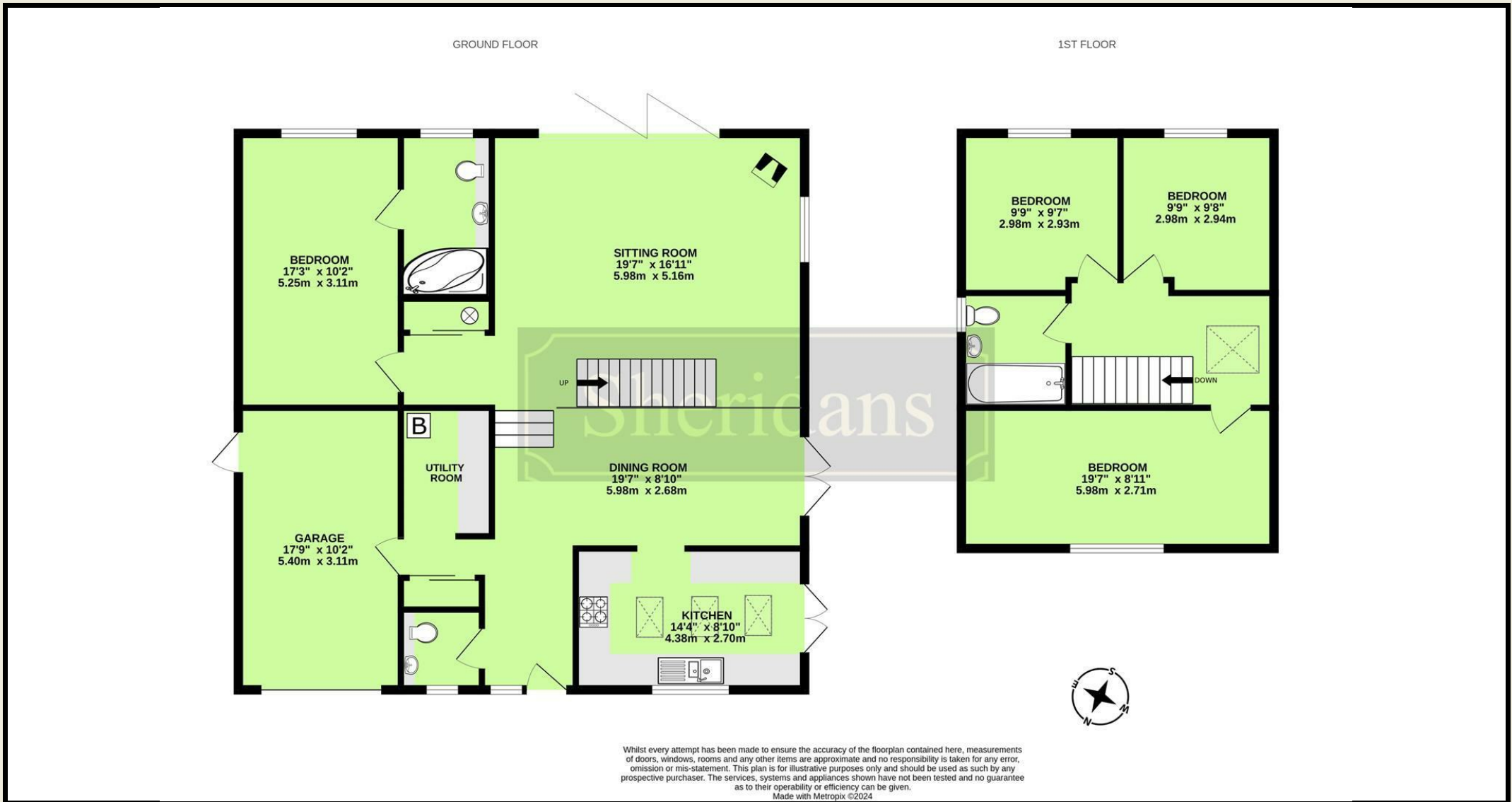
From the Sainsbury's roundabout take the exit opposite Sainsbury's onto Symonds Road. Proceed for approximately two hundred yards taking the first right into Oswyn Close, where the driveway leading to the house will be found towards the top of the road on the right-hand side.

Services

Mains electricity, water and drainage. Gas fired radiator central heating. Double glazing. Council Tax Band: E. EPC Rating: TBC.

Agents note: It is understood that planning permission was granted "now lapsed" for a first floor side extension.





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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