



Horsecroft Road, Bury St. Edmunds

Sheridans







# Horsecroft Road, Bury St. Edmunds IP33 2DY

Guide Price £725,000

Welcome to 38 Horsecroft Road, a detached bungalow in a great location a stone's throw away from Bury St Edmunds town centre.

This immaculate property offers both spacious living and the potential for an annex, making it an ideal home for families or those seeking versatile accommodation. The property benefits from having essential local amenities right on the doorstep, including a butchers, Tesco Express, a coffee shop and a BP petrol station, ensuring convenience and ease of living.

Enter through a bright and welcoming hallway that immediately sets the tone for the rest of the home. To the right of the hallway is a versatile study that could easily serve as an additional bedroom. This room features built-in wardrobes and an extra storage room, offering plenty of space and functionality. The hallway leads to a dining room with a window to the rear, providing a lovely view of the garden. Adjacent to the dining room is the garden room, which boasts French doors that open out to the West-facing back garden, perfect for enjoying afternoon sunlight and outdoor entertaining.

The modern open-plan kitchen/breakfast room is equipped with integrated appliances and a door that leads to the garden, making it an ideal space for cooking and casual dining. A well-appointed bathroom/cloakroom is conveniently located, featuring a shower, WC and sink. The light and airy sitting room provides a comfortable and inviting space for relaxation and family gatherings.

The additional family bathroom includes a bath with an overhead shower, WC and sink, catering to all your needs. The property boasts three additional bedrooms, two of which come with built-in storage, ensuring ample space for all your belongings. One of these bedrooms features an en-suite shower room, providing extra privacy

and convenience.

Outside, a West facing garden is predominantly laid to lawn and also boasts a summer house with the added benefit of power.

## Outside

The wonderful mature garden at the rear of the bungalow is certainly a great feature here with different zones offering multiple reasons to appreciate the outside space.

## Location

Situated on the south west side of Bury St Edmunds, this property is most convenient for access to both the town centre and West Suffolk Hospital. It is close to well-regarded schools and sports facilities, and uniquely independent shops (as well as well known high street stores, and including a Waitrose supermarket and Marks and Spencer food hall), and the beautiful parks, cinemas, theatres and restaurants for which the town is famously known as the 'jewel in the crown of Suffolk'. The bungalow 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 and the famous burgeoning Christmas market which features artisans, world cuisine stalls, Victorian funfair attractions and a carol service. 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

- Exceptionally presented spacious detached bungalow
- Excellent non-estate location just a short walk from local amenities
- Four bedrooms
- Sitting room and separate dining room
- Kitchen/breakfast room
- Sun room with feature log burner
- Modern family bathroom and two further en-suites
- Attractive secluded rear garden
- Double cart lodge and gravel driveway providing parking for up to six cars

destinations of East Anglia. Additionally, for international destinations, Stansted Airport is only about an hour's door-to-door journey from the bungalow.

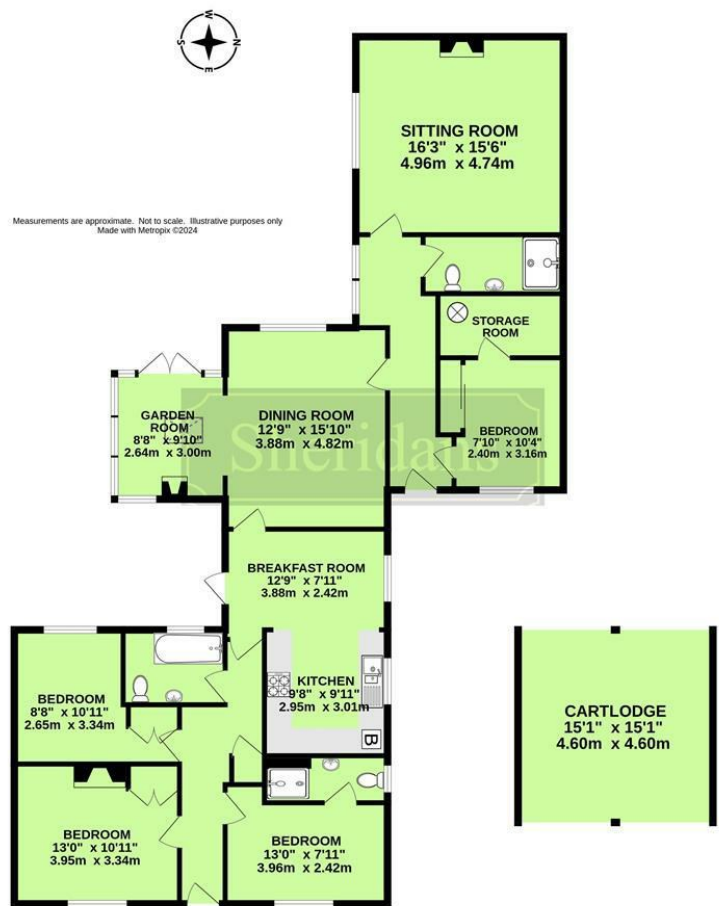
## Directions

Leaving the town centre via Westgate Street proceed over the roundabout onto Out Westgate. Follow Out Westgate to its conclusion and continue onto Horringer Road. Take the first left-hand turn onto Horsecroft Road where number 38 can be found after approximately 500 metres on the right-hand side.

## Services

Mains services are connected. Council Tax Band E. EPC Rating D.





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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