



Sicklesmere Road, Bury St. Edmunds

Sheridans



Welcome to 12 Sicklesmere Road, an exceptional end of terrace property that has been beautifully extended to offer modern living with character and charm. Located just a short 10-minute walk from the vibrant town centre of Bury St Edmunds, this home perfectly balances convenience and comfort.

Step into the inviting hallway that leads you through to the heart of the home. The highlight is the expansive open plan kitchen and dining room, featuring Velux windows that bathe the space in natural light. The kitchen boasts integrated appliances and solid walnut work tops. The large patio doors seamlessly connect the indoor living area to the South facing garden, creating an ideal setting for entertaining and family gatherings.

The cosy living room is a perfect retreat, complete with two cottage-style windows and a log burner, adding warmth and character to the space. The ground floor also includes a well-appointed family bathroom with a bath and overhead shower, WC and sink, providing convenience for guests.

Upstairs, the dual aspect master bedroom, featuring a front aspect bay window, offers ample storage, creating a tidy and serene environment. There are two additional bedrooms, each designed with comfort and functionality in mind and a walk-in wardrobe with shelving and rails, making this home suitable for a family or those needing extra space.



Outside

The recently landscaped South facing garden is a true oasis, featuring a lush lawn, mature shrubs and a newly paved patio with steps, perfect for outdoor dining and relaxation. Additionally, the property includes an outbuilding that has been transformed into a versatile office/gym space. This insulated building, complete with electrical points and heating, provides a quiet and productive environment for remote work or creative pursuits.

There is ample on street parking, which is based on a first come first served basis.

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.



- Beautifully presented three bedroomed period home with garden office
- Extended and improved to an exceptionally high standard by the current owners
- Stunning expansive open plan kitchen/dining room with large patio doors
- Large front aspect sitting room
- Contemporary bathroom
- Versatile garden studio/office with light, power and heating
- Attractive landscaped south west facing rear garden
- Walking distance of the town centre
- Excellent location for major links
- Vendor suited

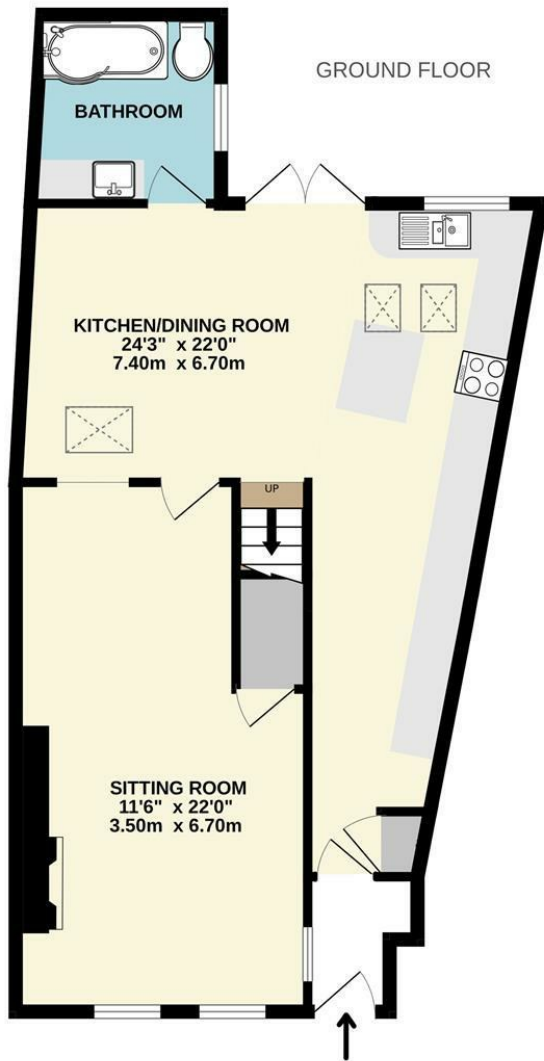
Directions

From the town centre proceed South along Southgate Street. At the roundabout, proceed straight over onto Sicklesmere Road, where the entrance to the house will be found further on the right.

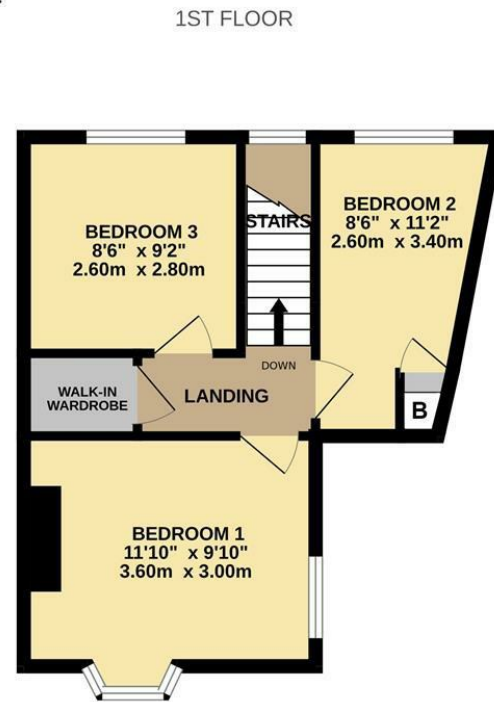
Services

All mains services are connected. Gas central heating with combination boiler. Council tax band: C. EPC Rating: D.





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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