



Cobb Close, Bury St. Edmunds

Sheridans



Cobb Close, Bury St. Edmunds IP32 7LG

Guide Price £695,000

An impressive and unique family home built in 2005 with accommodation spanning three floors combining contemporary design with luxurious living space.

You come into a large entrance hall that leads into the heart of the home: a breathtaking open-plan kitchen, dining, and family room. This expansive area features dual-aspect bi-fold doors, allowing natural light to flood the space and providing seamless access to the beautifully landscaped West facing garden. The recently renovated kitchen has elegant quartz countertops and integrated appliances, creating a functional environment for cooking and entertaining. Adjacent to the kitchen the utility room mirrors its design and includes an additional sink, wine fridge and a door leading to the garden, along with a convenient cloakroom.

Fitness enthusiasts will appreciate the versatile gym room, complete with a Sunlighten Sauna (see Services section for more information) and a storage room, providing a perfect space for health and wellness. The sitting room, with its dual aspect and newly installed multi-fuel log burner, offers a cozy and inviting retreat.

The first floor features an impressive landing leading to the luxurious master bedroom at the rear of the property. There is a stylish shower en suite and a separate dressing room with ample storage for clothes, accessories, and shoes. The first floor also includes two generously sized bedrooms, both with built-in storage, and a newly installed family bathroom features a roll-top bath, double walk-in shower, WC, and sink.

The second floor has a large bedroom, illuminated by Velux windows and equipped with built-in wardrobes, eaves storage, and a newly fitted shower en suite with WC and sink. This versatile space is ideal as a guest or master suite.



Outside

Outside, the property offers ample parking with a driveway that accommodates up to four cars and also includes an electric car charging point. The West facing garden has been recently landscaped to an exceptionally high standard, featuring decking, paving, a pergola, and additional seating areas. This outdoor space is perfect for relaxation and entertaining.

Location

The property is situated on the ever popular Moreton Hall, which is situated on the eastern outskirts of the town. The immediate area is extremely well served with a range of amenities including, primary school and new secondary school, church, public house, coffee shop, post office, doctor surgery, community centre and Tesco Express store. The town centre can be easily reached by car, foot or numerous cycle-ways. The A14 is also easy to access and provides a fast route to Ipswich, Cambridge and London via the M11.

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

From the town centre proceed along Angel Hill crossing over the



- A unique detached home set in the popular Morton Hall area built in 2005
- Open plan Kitchen, breakfast and dining room
- Utility room and cloakroom
- Gym with Sauna
- Sitting room with dual aspect and multi fuel log burner
- Master bedroom with shower en-suite and separate dressing room
- Two further bedrooms with storage on the first floor
- Additional fourth bedroom on the second floor with en-suite and storage
- Newly landscaped garden with seating areas
- Driveway with ample parking

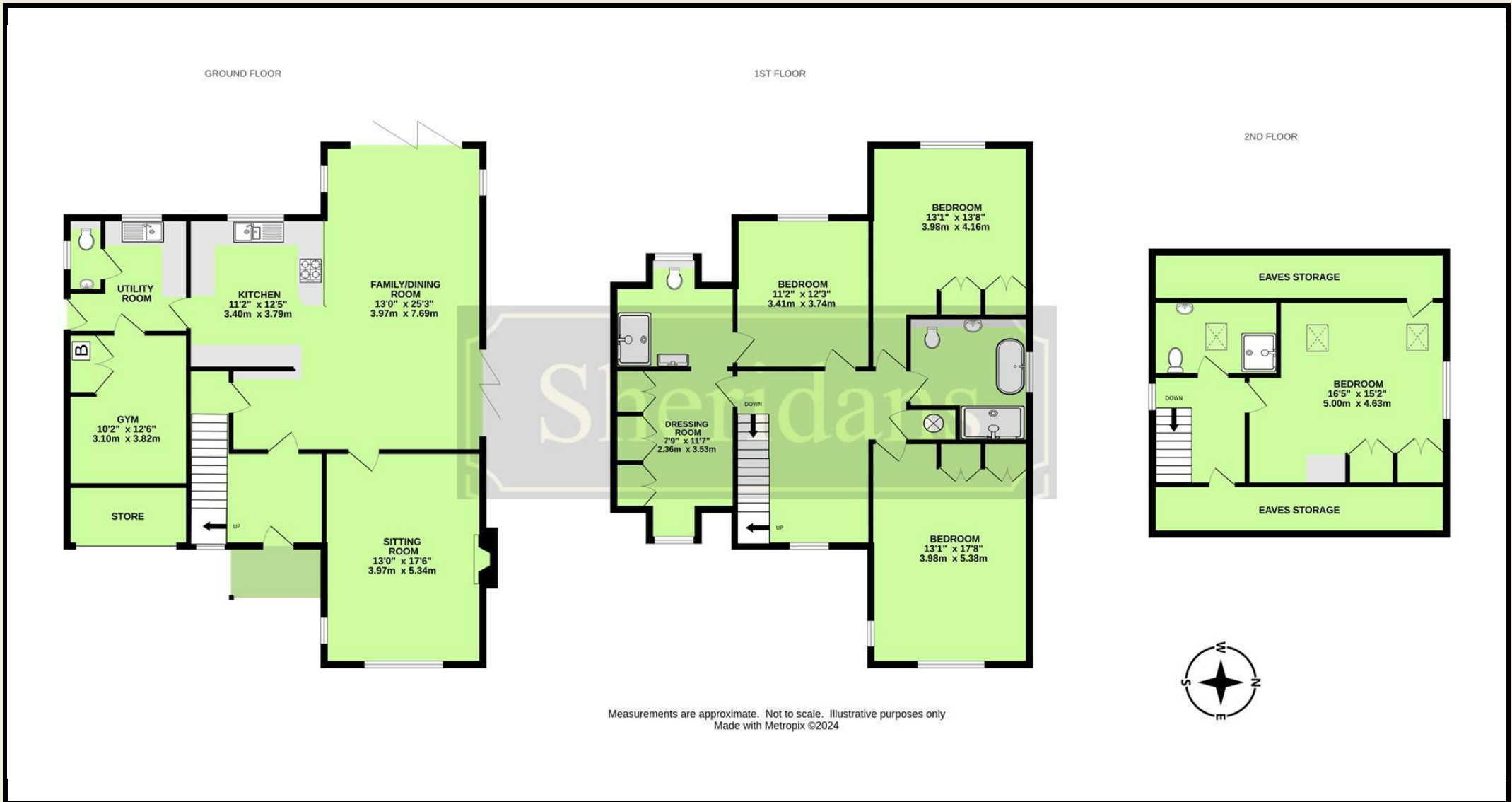
traffic lights into Eastgate Street. At the mini roundabout bear right into Barton Road. At the traffic lights turn right into Ortwell Road. At the roundabout turn left into Mount Road signposted Thurston and take the 2nd right hand turning onto Tassel Road. Follow the road taking the second turning on the left into Cobb Close where the house can be found on the left hand side.

Services

Underfloor heating throughout the ground floor. All main services are connected. Electric car charging point. Council tax band: E. EPC Rating: C.

There is a Sunlighten Sauna in the Gym room, which could be included in the sale by separate negotiation with our Vendors.





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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