



Downing Close, Bury St. Edmunds

Sheridans



Downing Close, Bury St. Edmunds IP32 7HU

Guide Price £950,000

An outstanding five bed roomed house in one of the towns most desirable locations.

Built to an exceptionally high standard approximately 24 years ago of traditional brick construction beneath a tiled roof, this superb family home, provides beautifully presented accommodation boasting excellent proportions complemented by generous grounds providing a good degree of privacy, whilst situated in an exclusive and very desirable town location.

The immaculately presented accommodation extends to just over 2600 sq.ft and in brief comprises of a spacious reception hall with double cloaks cupboard, door to cloakroom and stairs off to a large galleried landing. The sitting room is a comfortable reception with feature fireplace and French windows opening to the rear gardens and terrace. The most striking room is without a doubt the large 'live in' kitchen/dining/garden room creating an ideal space for families and entertaining. The kitchen is fitted with an extensive range of units complemented by quality integrated appliances and flows beautifully into the dining area and garden/sitting room, with two sets of French doors opening to the rear terrace and gardens. Off the kitchen is the separate utility room and two further versatile reception rooms are the study and family room, completing the ground floor accommodation.

On the first floor, the generous landing with study area and double wardrobe cupboard leads to the the five bedrooms and the bathrooms. The principal bedroom has wall-to-wall fitted wardrobes and is complemented by a luxurious en-suite. The four remaining bedrooms are served by a family bathroom and a further shower room, completing the first floor accommodation.

Outside

The house is approached along an expansive block paved drive providing extensive vehicle parking, turning space and space for caravan/motorhome etc. There is a modern style carport and a double garage with twin electric roller doors. Side access leads to the rear gardens which are mostly laid to lawn and interspersed by several magnificent mature trees. The gardens a bordered by the original wall to Moreton Hall and large terraces create wonderful areas for outdoor entertaining and al-fresco dining. All in about 1/3rd of an acre.

Location

The property is perfectly situated in a quiet area within a short distance of the historic town centre. It is close to well-regarded schools and sports facilities, uniquely independent shops (as well as well-known high street stores 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 house 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 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 destinations of East Anglia. Additionally, for international destinations, Stansted Airport is only about an hour's door-to-door journey from the house.

- Exceptional five bed roomed home in sought after town location
- Extensive parking, garaging
- Immaculately presented accommodation
- Excellent build quality, large private gardens
- Sitting room
- Study, family room
- Utility, cloakroom
- Stunning 'live in' kitchen/dining/garden room
- Principal bedroom with luxurious en-suite
- Four bedrooms, two bathrooms

Directions

Following Mount Road towards Bury St Edmunds town centre, turn left into Downing Close where the house can be found tucked away in the bottom right-hand corner of the close. [what3words///odds.tastier.documents](#)

Services

Mains electricity, water and drainage. Heating - Gas fired radiator central heating.

Council Tax: West Suffolk Band: G

Broadband speed: Up to 1000 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

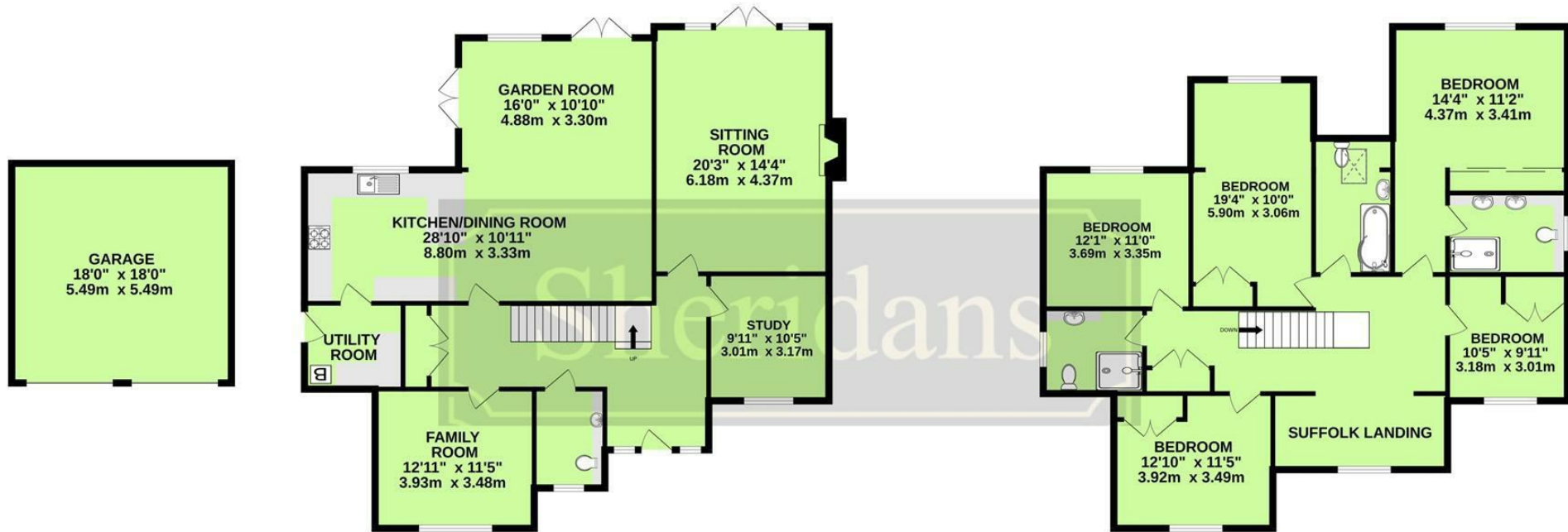
Flood Risk: No Risk

EPC Rating: C



GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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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.

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



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