



**Sicklesmere Road, Bury St. Edmunds**

**Sheridans**







# Sicklesmere Road, Bury St. Edmunds IP33 2BS

Guide Price £699,995

We are delighted to offer this extremely spacious and well-presented individual five bedroomed detached home with a large high quality home office/garden studio, in a sought after non-estate location on the south side of the town.

The home offers three bathrooms and a lovely big garden with a generously sized kitchen/breakfast room overlooking the rear. The property offers versatile accommodation to suit a wide variety of potential purchasers at different stages of life.

The accommodation in brief is as follows: Entrance into property via the front door into the welcoming hallway which accesses the vast majority of the downstairs rooms. Bedrooms four and five are front aspect rooms with attractive bay windows. Furthermore there is a formal sitting room with a side aspect as well as a feature fireplace. The expansive dual aspect kitchen/breakfast room is a wonderful space for friends and family with an excellent range of storage units and a huge central island with a breakfast bar. Another feature of this room are the bi-fold doors which are rear aspect and open out onto the terrace area and garden beyond. Attached to the kitchen is a separate useful utility room.

The first floor the landing area has two useful built-in storage wardrobes and accesses the three double bedrooms including the impressive master bedroom which benefits from built-in wardrobes and an en-suite shower room as well as excellent views over the garden and beyond. Additionally there is a full bathroom matching suite comprising a bath, wash hand basin and a low level WC.

## Outside

The garden is another real feature of this home offering a good degree of privacy and seclusion and is laid mainly to lawn. There is a substantial insulated quality outbuilding which has been constructed by the current vendor with both light and power, pantiled roof and double glazing. The cabin could be used as an excellent home office, gym, garden studio

## 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.

## 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 after approximately 400 metres further on the left-hand side.

- Substantial five bedroomed detached home in a non-estate location
- Excellent access to the town and major road links
- Expansive kitchen/breakfast room and utility room
- Three bathrooms
- Separate sitting room
- Spacious driveway for several vehicles
- Good sized garden laid mainly to lawn
- Large high quality garden outbuilding/home office
- No onward chain

## Services

Mains electricity, gas, drainage and water. New gas boiler, serviced May 2024

Council Tax: West Suffolk Band: D

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**



**First Floor**



**Out Building**

426 sq.ft. (39.6 sq.m.) approx.



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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