



**Redwood Drive, Bury St. Edmunds**

**Sheridans**







# Redwood Drive, Bury St. Edmunds IP32 6TN

Guide Price £350,000

This immaculately presented three bedroom semi-detached house has a good sized open plan kitchen/dining room with separate sitting room, large master bedroom with en-suite, two further bedrooms, family bathroom and low maintenance garden with conservatory.

In brief, the accommodation consists of front door into the hallway, which then leads to the delightful dual aspect sitting room and into the cloakroom. Door then leads through to the real heart of the home, a superb open plan kitchen/dining/family room, opening into a bright conservatory, with doors leading out to the south-westerly facing garden.

The kitchen has a range of contemporary style wall and base units with soft close doors and drawers, work surfaces over, built-in electric oven with hob, integral dishwasher, fridge/freezer and sink.

Stairs ascend to the landing which accesses the spacious master bedroom featuring a built-in double wardrobe. The en-suite has a double shower, heated towel rail, WC and sink. There are two further bedrooms and a stylish modern family bathroom with bath, WC and hand wash basin, as well as a heated towel rail.

## Outside

The property benefits from a corner plot with allocated

parking for two cars, and convenient storage area for bins. The conservatory opens onto the contemporary south west facing garden, with a low maintenance artificial grass and patio area.

There is a nearby village square of benefit to the property with a shop and David Lloyd leisure centre opening soon.

## Directions

Take the A1101, Mildenhall Road from the Town Centre to the roundabout at Marham Park, by the David Wilson new homes. Take the first turning at the roundabout onto Sandilands Drive. Follow the road and take the first right hand turning into Redwood Drive. What3words: [///gradually.track.prancing](#)

## Location

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. 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. The property is within easy reach to the A14 and transport links to Cambridge and Ipswich.

- No onward chain
- Corner plot three bedroomed semi-detached property
- Open plan kitchen/dining
- Conservatory
- Sitting room
- Master bedroom with en-suite
- Two further bedrooms
- Low maintenance garden
- Off road parking for at least 2 cars

## Services

Mains electricity, gas, drainage and water. Heating - Gas Combi boiler

Council Tax: West Suffolk Band: C

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

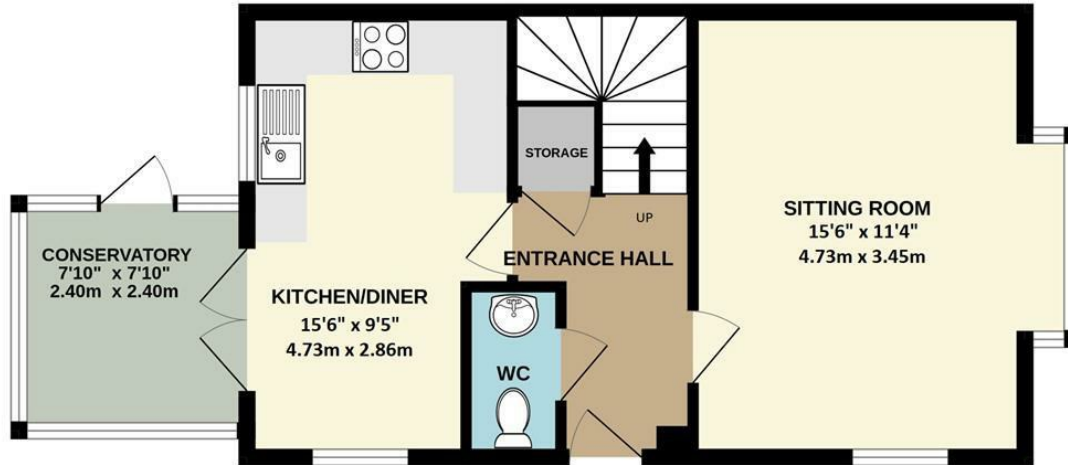
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: No Risk

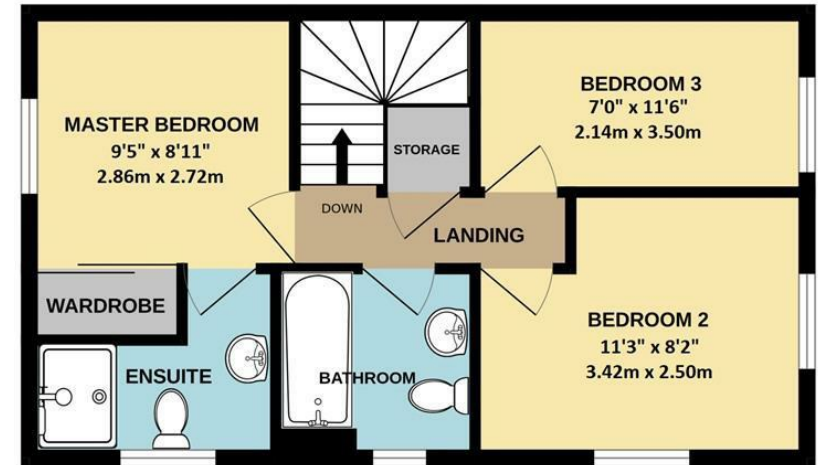
The property benefits from five years remaining on the NHBC warranty.



## GROUND FLOOR



## 1ST FLOOR



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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