



Wilbur Close, Bury St. Edmunds

Sheridans



Wilbur Close, Bury St. Edmunds IP32 7FD

Guide Price £525,000

This immaculate large four bedroom house offers spacious accommodation comprising a bright sitting room, large kitchen/family room, reception room, master bedroom with en-suite, three further double bedrooms, family bathroom, downstairs cloakroom, garage and off road parking. The property is energy efficient with solar panels, two storage batteries and electric vehicle (EV) charger being located on a good sized corner plot in the popular Moreton Hall area.

In brief, the accommodation consists of door into the hall with a recess under the stairs. Door into the dual aspect sitting room which is a lovely reception with two windows with wooden shutters to the front and French doors to the rear, also benefitting from a modern log wood burner.

The large contemporary kitchen/family room is light filled with luxury Silestone worktops, a range of wall and base units, sink, breakfast bar/island unit, electric oven and gas hob with extractor over. There is an integrated washing machine, dish washer and fridge/freezer, ample space for a dining table and French doors leading to the garden patio. There is a separate reception room which is perfect for a variety of uses. The cloakroom with hand wash basin and WC complete the ground floor accommodation.

Stairs ascend from the hall to the first floor landing with an airing cupboard. The master bedroom is a well-proportioned room with a large built-in wardrobe as you enter the room. The en-suite has a large shower with folding door, built-in hand wash basin with storage, WC and radiator. The second bedroom has two windows and is located at the front of the house with loft access. The third

is a good size double and the fourth bedroom benefits from built-in wardrobes. The well-fitted family bathroom has a bath with shower over and shower screen, hand wash basin with built-in storage, WC and radiator.

Outside

The property is approached via a private block paved quiet side road accessing this house and two others. The block paved driveway to the garage offers off road parking. The plot offers a fair sized rear garden, which is mainly laid to lawn, with two patio areas and a door into the large garage and gate access to the private driveway for the property.

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. Visit the old side of the town to see the Cathedral in all its glory or browse the newer side of the town to discover its large assortment of shops, restaurants and entertainment centres.

Directions

Leaving Bury St Edmunds towards Thurston on Mount Road, drive past the turnings for Appledown Drive and Bradbrook Close and then continue over the next roundabout and stay on Mount Road drive past Shackeroo Road then at next roundabout take first exit then take first left onto Wilbur Road. Continue to the end where the property can be found on the Left at bottom of access road.

- Immaculate four bedroom detached house
- Contemporary kitchen/family room
- Bright dual aspect lounge
- Dining room
- Master bedroom with large built-in wardrobe and en-suite with spacious shower
- Plus three double bedrooms
- Luxury family bathroom
- Downstairs cloakroom
- Garage and off road parking
- Benefits from solar panels and two storage batteries

<https://what3words.com/newspaper.most.crackling>

Services

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

Council Tax: West Suffolk Band: E

Broadband speed: Up to 1800 mbps available (Source Ofcom)

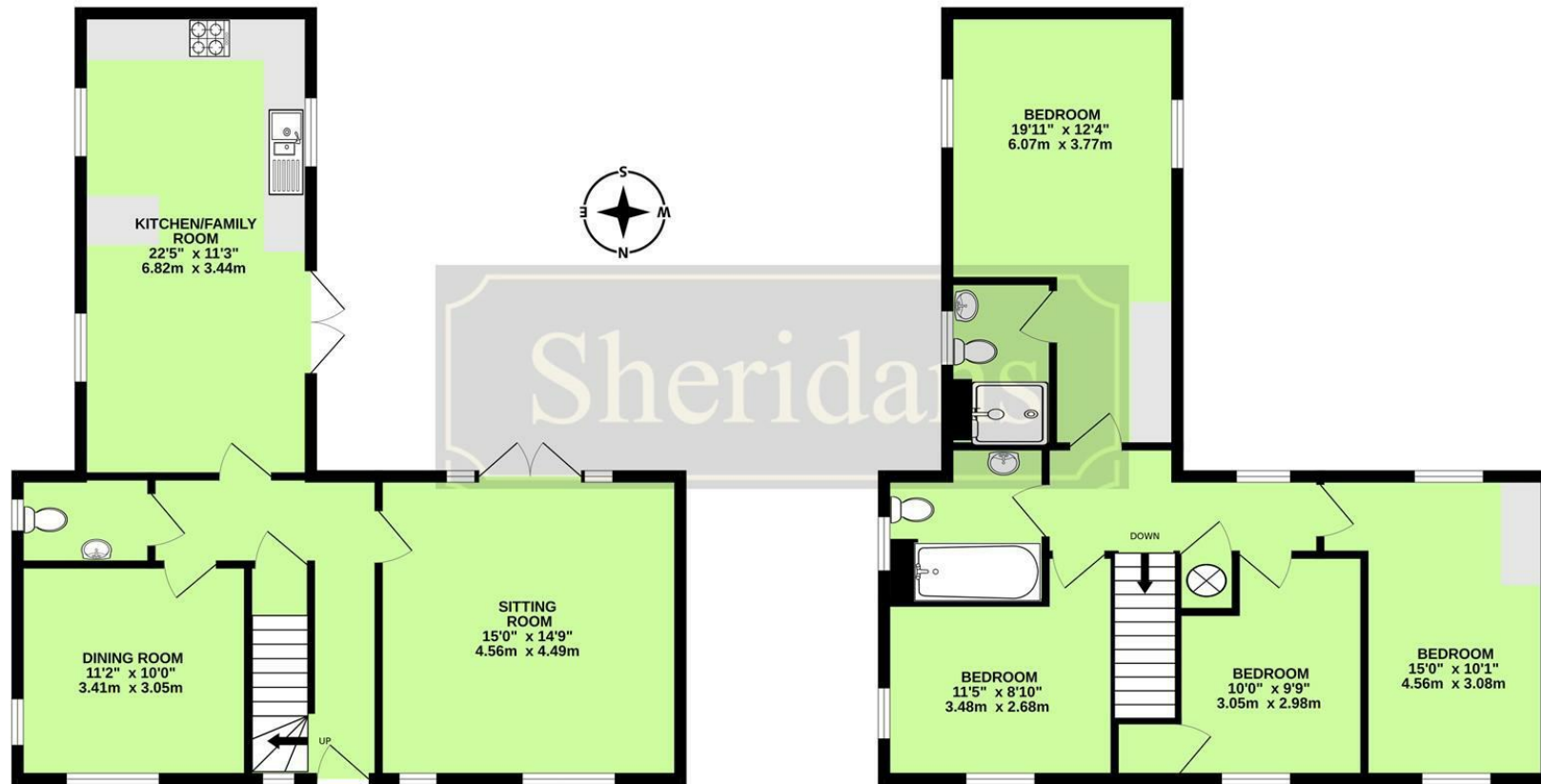
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: Very Low Risk



GROUND FLOOR

1ST FLOOR



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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