



Shearing Street, Bury St. Edmunds

Sheridans



Shearing Street, Bury St. Edmunds IP32 6FE

Offers Over £450,000

We are delighted to offer this beautifully maintained modern home situated on a larger than average plot for the development. The accommodation in brief is as follows:

A large light and airy entrance hallway, downstairs cloakroom, sitting room, study, spacious open plan kitchen / dining room, rear garden and a double length garage.

This property is set in an excellent location on Marham Park. The entrance hallway is spacious with stairs to first floor, doors to the sitting room and the study. Both rooms have windows overlooking the front aspect. Down the hallway there is a handy under the stairs storage cupboard and the cloakroom which is fitted with white suite of wc and wash hand basin. Through to the spacious kitchen / dining area this room is light and bright with windows and patio doors overlooking the rear garden. The kitchen area is fitted with a contemporary range of wall and base units, integrated fridge freezer, double oven, hob and extractor over, integrated dishwasher. There is a breakfast bar and a space for a dining table with patio doors onto the garden.

On the first floor the master bedroom has built in wardrobes, a window overlooking the rear aspect and door to ensuite which is fitted with shower cubicle, wc, wash hand basin and window to the rear. The second bedroom also has built in wardrobes and overlooks the rear aspect. Bedrooms three and four face the front of the property. The family bathroom has a bath with shower over, wc and wash hand basin. There is a storage cupboard on the landing that completes the upstairs accommodation.

Outside

Outside the garage is located next to the property and offers off road parking for at least two cars, there is additional visitor parking to the front of the property. The rear garden has a patio area and lawned area, garden shed and bin storage area. There is a side door from the garden leads into the garage along with a side gate from the garden leading to the driveway.

Directions

Leaving Bury St Edmunds towards Hengrave on the A1101 Mildenhall Road, turn left at the roundabout onto the B1106. At the second roundabout turn left onto Crosses Link and then take the second left into Shearing Street. Take the immediate turning on the left hand side into the cul-de-sac where number 3 can be found.

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. 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.

Services

All mains services are connected.

- Beautifully presented four bedroom detached house
- Spacious open plan kitchen dining room with breakfast bar
- Front aspect well proportioned sitting room
- Front aspect study
- Modern family bathroom and ensuite
- Good sized rear garden
- Double length garage
- Off road parking for at least 2 cars

Council - West Suffolk- Tax Band E

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

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

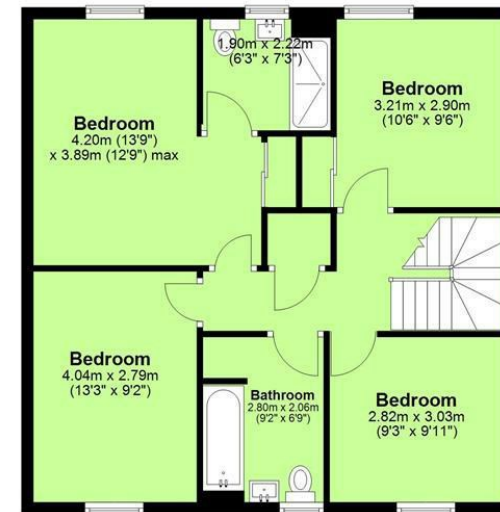
Flood Risk: No Risk



Ground Floor



First 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.

Sheridans Estate Agents

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