



Sebert Road, Bury St. Edmunds

Sheridans



Sebert Road, Bury St. Edmunds IP32 7EG

Guide Price £320,000

Situated at the end of a quiet cul-de-sac on the much sought after Moreton Hall development we are delighted to offer this well presented three double bedroomed home with a fabulous front aspect kitchen/breakfast room, large sitting and conservatory as well as a separate utility room/cloakroom.

The accommodation in brief is as follows: Entrance into the property via the front door into the entrance hallway which accesses the kitchen/breakfast room and the generously proportioned rear aspect sitting room. The kitchen is light and bright with a front aspect window. It has a good range of eye and base level units with worksurfaces above. The useful utility room is well proportioned with space for appliances and a low level wc and a wash hand basin. Following on through the sitting room there is a light and airy conservatory that in turn accesses the rear garden.

On the first floor there are three good sized bedrooms, two rear aspect and one to the front as well as a family bathroom.

Outside

To the rear of the house there is a pleasant enclosed garden with a paved terrace and a low maintenance artificial lawn. Rear gated access. At the front of the property there is a double front driveway for parking.

Location

The house is situated within easy walking reach of several local amenities such as Sebert Wood primary school, Tesco express, Local Community centre and the Mount Farm Surgery doctors. 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 Sainsburys roundabout take the first exit onto Symonds Way. Follow this road for some distance taking the fifth turning on the right-hand side into Sebert Road. Follow Sebert Road for several hundred metres around to the left where the property will be found at the end of the road on the right hand side.

- Three bedroomed home
- Extended kitchen/breakfast room
- Separate utility and cloakroom
- Well proportioned sitting room
- Rear aspect conservatory
- Enclosed rear garden
- Off road driveway parking
- Excellent catchment area for local schools
- Cul-de-sac location

Services

Mains electricity, gas, drainage and water.

Council Tax: West Suffolk Band: C

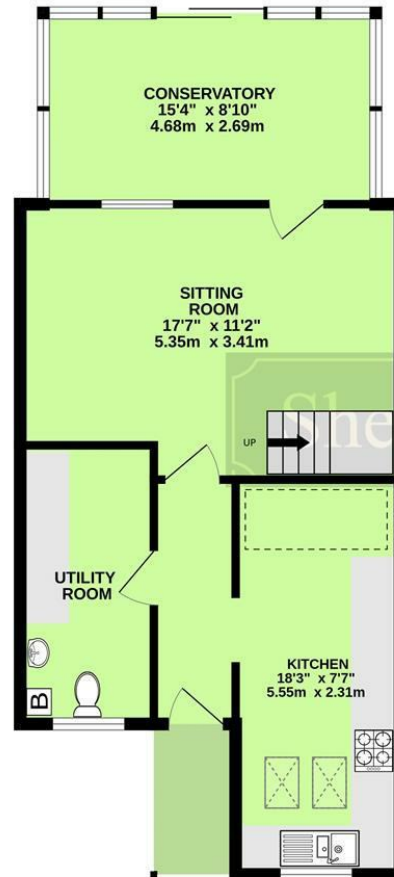
Broadband speed: Up to 1000 mbps available (Source Ofcom)

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

Flood Risk: No Risk

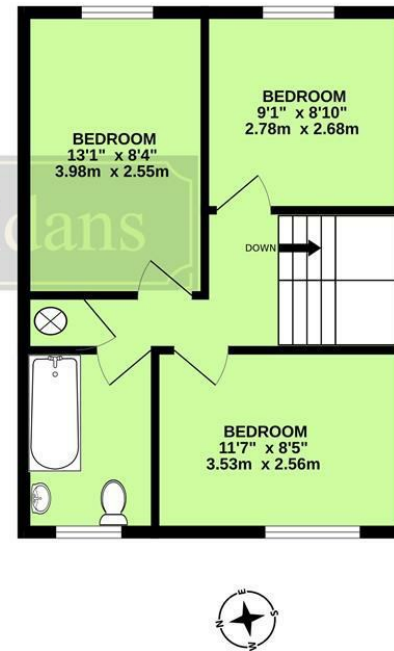


GROUND FLOOR



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

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 office: Sheridans Limited, 19 Langton Place, Bury St Edmunds, IP33 1NE

Registered in England No. 04461290

VAT Number: 794 915 378



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