



**Westbury Avenue, Bury St. Edmunds**

**Sheridans**







# Westbury Avenue, Bury St. Edmunds IP33 3PZ

Guide Price £825,000

An outstanding newly remodelled and extended detached house in one of the town's most sought after locations.

5 Westbury Avenue is a splendid family house which has had significant reconfiguration and refurbishment in 2021, including stunning contemporary two storey rear and side extensions and clad with softwood larch giving a clean contemporary look.

The beautifully crafted and presented accommodation offers a light and airy atmosphere and currently in brief comprises of; a contemporary style entrance door opening to the reception hall with plenty of coat hanging space, oak and glass staircase off to first floor and door to cloakroom. The sitting room is a spacious reception room with large bay window to front, fireplace with stove and fitted display units to side. The 'live in' kitchen/family/dining room is an incredible space with stylish roof lantern and two sets of glass doors opening to the South facing gardens. There is a beautiful bespoke Amtico floor and the kitchen is fitted with an extensive range of units providing plenty of drawer and cupboard space beneath Quartz preparation surfaces and complemented by quality Neff integrated appliances including ovens and induction hob. The large central island is of particular note, providing plenty of space for entertaining. The separate utility room is a useful space with fitted units, sink, door to garden and opening to the study, creating an ideal space for working from home or studying.

On the first floor is a spacious landing with oak and glass balustrade, airing cupboard and door to master suite with large bay window to front, 'wall to wall' fitted wardrobe cupboards and door

leading to a luxurious en-suite with large walk-in shower and twin wash basins. Bedroom two overlooks the rear gardens and is complemented by a further en-suite. There are two remaining bedrooms served by a spacious family bathroom.

## Outside

The house is approached along a gravel driveway providing plenty of vehicle parking, turning space and access to the adjoining garaging. Side access leads to the generous South facing gardens being mostly laid to lawn whilst backing onto an area of woodland and include a large porcelain slab paved terrace creating an ideal area for outdoor entertaining.

## Location

The property is situated in one of the town's most desirable roads. Bury St Edmunds is famously known as the 'Jewel in the Crown of Suffolk' with a distinct reputation for bringing together the best of old and new, with its rich history and its broad range of venues for dining, shopping and relaxing. These include an impressive fresh produce market every Wednesday and Saturday. The town is renowned for its beautiful Cathedral and for the leafy and floral Abbey Gardens with its impressive medieval ruins, all just a short stroll down from the colourful boutiques and cafe culture of the town centre.

It is easy to see why people want to settle in Bury and make it their home. This property is close to the excellent rail and road networks which make London and Cambridge easily commutable, along with giving access to the fine range of town, country and coastal destinations of East Anglia. Additionally, for international destinations, Stansted Airport is only around an hour's door-to-door journey from the house.

- Reception hall, cloakroom
- Sitting room with large bay window and stove
- Study
- Stunning 'live in' kitchen/family/dining room with island
- Utility
- Master bedroom, luxurious en-suite
- Guest bedroom with en-suite
- Two further bedrooms
- Family bathroom
- Generous South facing gardens backing onto woodland

## Directions

When proceeding along Westbury Avenue from the direction of the town centre, the house will be found set back on the left-hand side.

## Services

All mains services are connected. Mains underfloor heating and radiators. Electric underfloor heating in three upstairs bathrooms.

Council Tax Band E. EPC Rating: C.

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

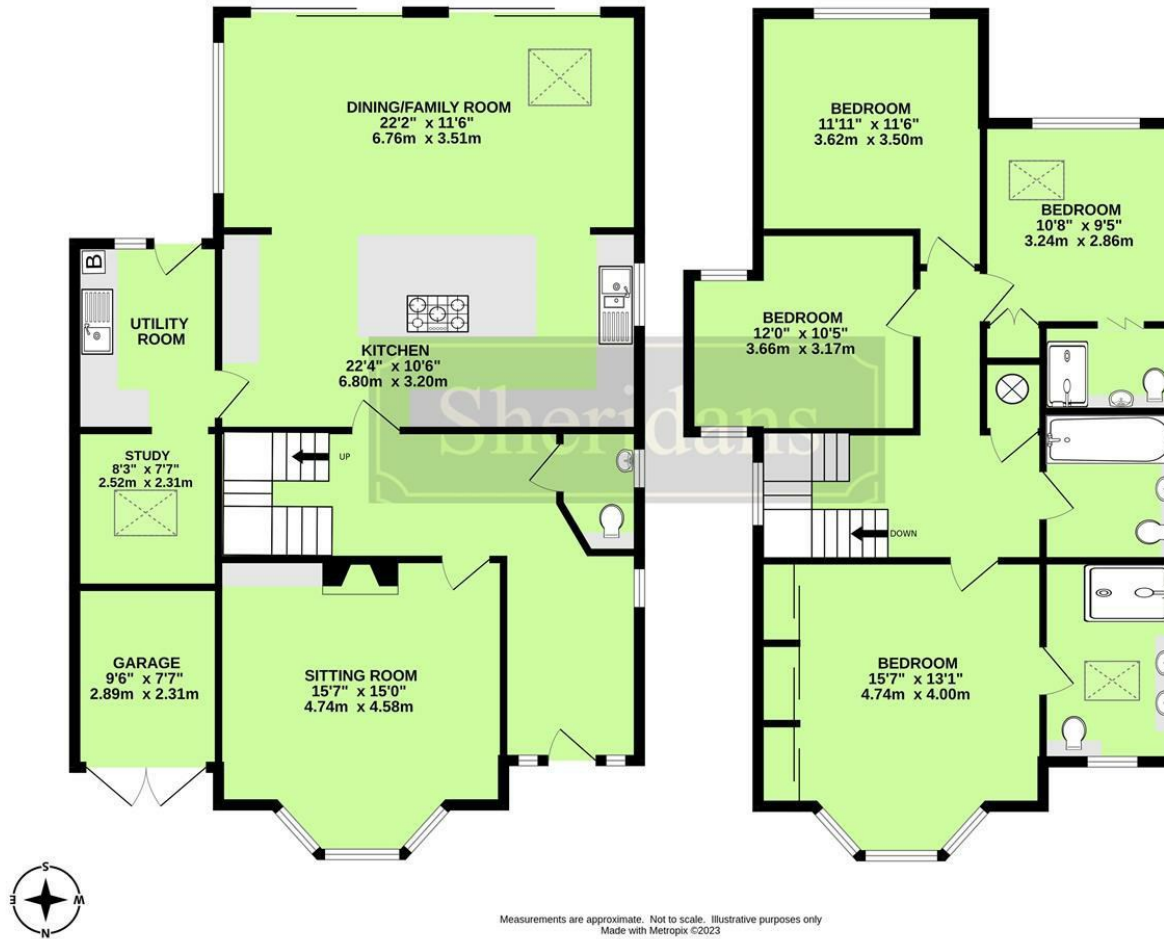
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: No Risk



GROUND FLOOR

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**

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