



Qwysson Avenue, Bury St. Edmunds

Sheridans



Qwysson Avenue, Bury St. Edmunds IP33 1AH

Guide Price £450,000

Built by the well-regarded developers 'Hopkins Homes' and situated in an excellent town location just minutes from the town centre, this superb three storey town house displays many quality features and characteristics throughout, including traditional style sash windows, panelled internal doors, generous ceiling height and benefits from a beautifully planted garden.

The property provides a very deceptive level of spacious and well-presented accommodation possessing a light and airy atmosphere. The accommodation in brief is as follows: entrance hall leading to cloakroom, useful utility room and a sitting room/study which could be used as a fourth bedroom, with double doors providing access to the rear garden. There is also an internal door giving access to the integral single garage.

On the first floor the landing leads to a substantial well-equipped kitchen/dining room which is rear aspect with double doors into the well-proportioned front aspect sitting room, making this an extremely sociable space whilst being bathed in light.

On the second floor there are three bedrooms and a family bathroom, the main bedroom benefitting from an en-suite shower room.

This wonderful home provides extremely flexible

accommodation and the agents would thoroughly recommend an internal inspection in order to fully appreciate the overall scale and condition of the accommodation on offer.

Outside

To the rear of the house the garden has been well tended with many attractive plants, shrubs and flowers. To the front of the property there is a garage and a driveway providing off road parking.

Location

The property enjoys a prominent setting within a short stroll to the Abbey Gardens and town centre. Bury St Edmunds in Suffolk is a unique and dazzling historic gem. An important market town with a richly fascinating heritage, the striking combination of medieval architecture, elegant Georgian squares and glorious Cathedral and Abbey gardens provide a distinctive visual charm. With prestigious shopping, an award-winning market, plus a variety of attractions and places to stay, Bury St Edmunds is under two hours from London and very convenient for Cambridge.

Directions

From Angel Hill proceed East from the traffic lights onto Musto Street then turn left straight away onto Cotton Lane, follow this road until you see a left hand turning onto Barwell Road. After a short distance turn left into Qwysson Avenue which is an exclusive mews style townhouse with no passing traffic.

Services

- Exclusive mews style townhouse
- Three good sized bedrooms
- Large light and airy sitting room
- Well-proportioned sociable kitchen/dining room
- En-suite to master bedroom
- Separate family bathroom
- Study/Bedroom
- Cloakroom and utility room
- Garage and driveway
- Short walk to the Town Centre

All mains services are connected.

Council - West Suffolk- Tax Band D

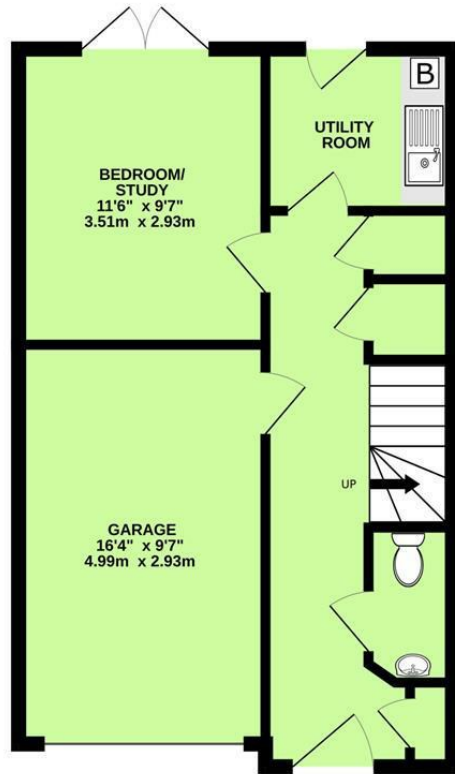
Broadband speed: Up to 900 mbps available (Source Ofcom)

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

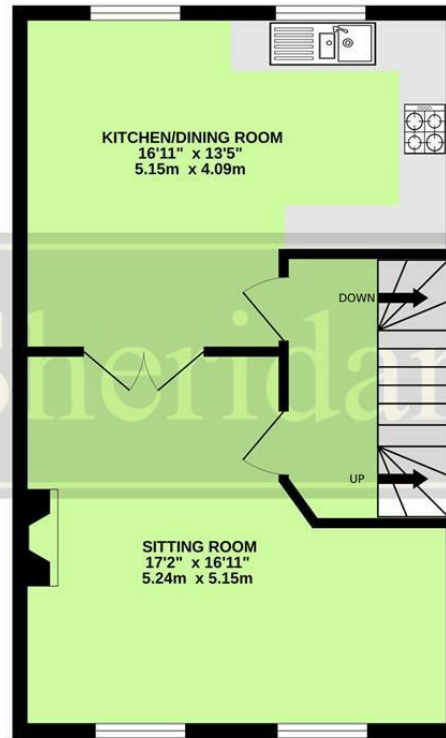
Flood Risk: No Risk from rivers and seas. Medium flood risk from surface water. (The current vendor has had no problems in the last 5 years).



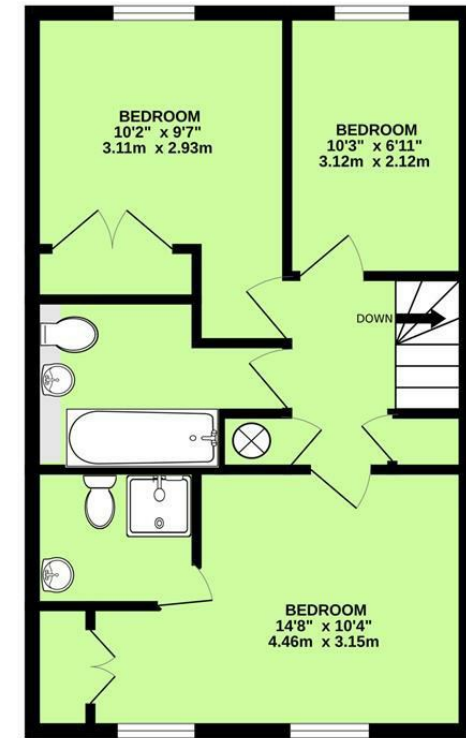
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1367sq.ft. (127.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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.

Sheridans Estate Agents

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