



Sicklesmere Road, Bury St. Edmunds

Sheridans



Sicklesmere Road, Bury St. Edmunds IP33 2BN

Guide Price £475,000

Detached modern 3 bedroom town house with ample parking, garage and private walled garden.

Built about 30 years ago of traditional red brick construction beneath a slate roof, this individual detached town house, provides particularly well presented accommodation complemented by private gardens and a gated driveway providing parking for up to 3 cars and a single garage.

Situated close to the southern edge of the town, the property provides excellent access to both the town centre and to the A14 dual carriageway and the A134 towards Sudbury.

Benefitting from gas fired radiator central heating and double glazing, the accommodation currently in brief comprises an entrance hall with stairs off to first floor with cupboard to side containing the gas fired boiler. Door to the cloakroom, with window to front. The sitting room is a comfortable dual aspect reception room with fireplace and French doors opening to the private rear gardens. The well equipped kitchen is fitted with an extensive range of units providing plenty of drawer and cupboard space beneath preparation surfaces and complemented by built in appliances and the separate dining room, is an ideal room for entertaining with window overlooking the rear gardens.

On the first floor is a spacious landing leading to the three generous bedrooms (one with part limited ceiling height) and the family bathroom, completes the accommodation.

Outside

The house is approached through a pair of timber gates, opening to a very smart resin and chip driveway, creating parking for up to 3 cars and access to the single garage with electric roller door. Side access leads to the walled rear gardens which are mostly laid to lawn, provide a good degree of privacy and include a large newly laid terrace, creating an ideal area for outdoor entertaining and al-fresco dining.

Location

The house is set back from the road behind timber gates whilst situated within easy reach of the town centre and the excellent range of schooling, shopping, recreational and cultural facilities historic Bury St Edmunds has to offer. 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

When leaving Bury St Edmunds along the A134 towards Sudbury, the entrance to the house will be found on the left hand side.

- Well presented detached town house
- Gated driveway with parking for up to three cars
- Single garage
- Walled garden
- Sitting room
- Dining room
- Well equipped kitchen
- Cloakroom
- Three bedrooms
- Family bathroom

Services

All mains services are connected. Gas fired radiator central heating.

Council Tax: Mid Suffolk Band: D

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

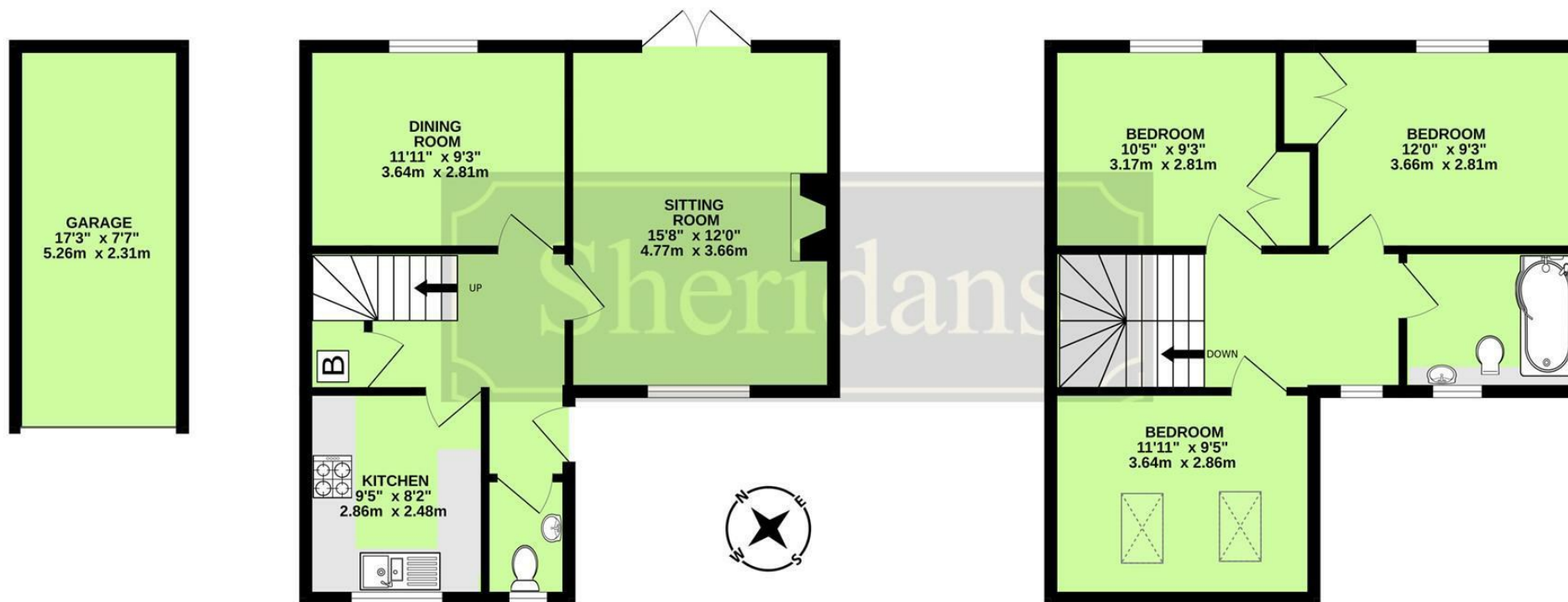
3 What Words [///postings.booster.craas](http://postings.booster.craas)



GROUND FLOOR
610 sq.ft. (56.7 sq.m.) approx.

TOTAL FLOOR AREA : 1097 sq.ft. (101.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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1ST FLOOR
486 sq.ft. (45.2 sq.m.) approx.



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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