



**Downing Close, Bury St. Edmunds**

**Sheridans**







# Downing Close, Bury St. Edmunds IP32 7HU

Guide Price £875,000

An individual 5 bedroomed detached family home providing a substantial level of beautifully proportioned accommodation in a prime town location. All in 1/3rd of an acre.

Enjoying a tucked-away position within a quiet cul-de-sac, this substantial detached residence offers a superb level of accommodation, ideal for family living and entertaining. Located in one of Bury St Edmunds' most desirable residential areas, the property is within easy reach of the town centre, well-regarded schools, and a wide range of amenities.

The accommodation is arranged over two floors and provides a versatile layout with generous proportions throughout. The ground floor features a large reception hall leading to a spacious sitting room with woodburner and views over the rear garden, a formal dining room, and a well-appointed kitchen with adjoining breakfast room extending in all to approximately 34ft with doors opening to the gardens. Off the hall is a cloakroom and the separate study offers an ideal space for working from home, while a utility room with door to the integral double garaging, completes the ground floor accommodation.

On the first floor are five generous bedrooms including the large principal bedroom with dressing area including fitted wardrobes and en-suite bathroom. A unique feature of this room is the huge full length window affording views across the rear gardens. A guest bedroom has a further en-suite and the three remaining bedrooms, are served by a family bathroom with bath and separate shower, completing the first floor accommodation.

## Outside

Outside, the property is approached via a private driveway providing ample off-road parking and access to the attached double garage.

The large rear garden is mostly laid to lawn with well stocked borders and several mature trees. A large terrace provides an ideal area for outdoor entertaining and al-fresco dining whilst enjoying the southerly aspect.

## Location

The property is perfectly situated in a sought after location within a short distance of the historic town centre. It is close to well-regarded schools and sports facilities, uniquely independent shops (as well as well-known high street stores, and including a Waitrose supermarket and Marks and Spencer food hall), and the beautiful parks, cinemas, theatres and restaurants for which the town is famously known as the 'Jewel in the Crown of Suffolk'. The house is close to everything that gives Bury its 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 and 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 about an hour's door-to-door journey from the house.

## Directions

When proceeding towards the town centre along Mount Road, proceed over the roundabout and turn left into Downing Close. Follow the road and take the turning on the left, where the house will be found tucked away in the right hand corner.

## Services agents note

- Substantial detached family home in an extremely desirable location
- Extensive driveway providing plenty of parking with double garaging
- Well proportioned accommodation extending to just under 2600 sqft
- Large south facing gardens
- Large reception hall, cloakroom
- Sitting room, dining room
- 34ft kitchen/breakfast room
- Principal bedroom with dressing area and en-suite bathroom
- Four remaining bedrooms, en-suite shower, family bathroom

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

Council Tax: West Suffolk Band: G

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

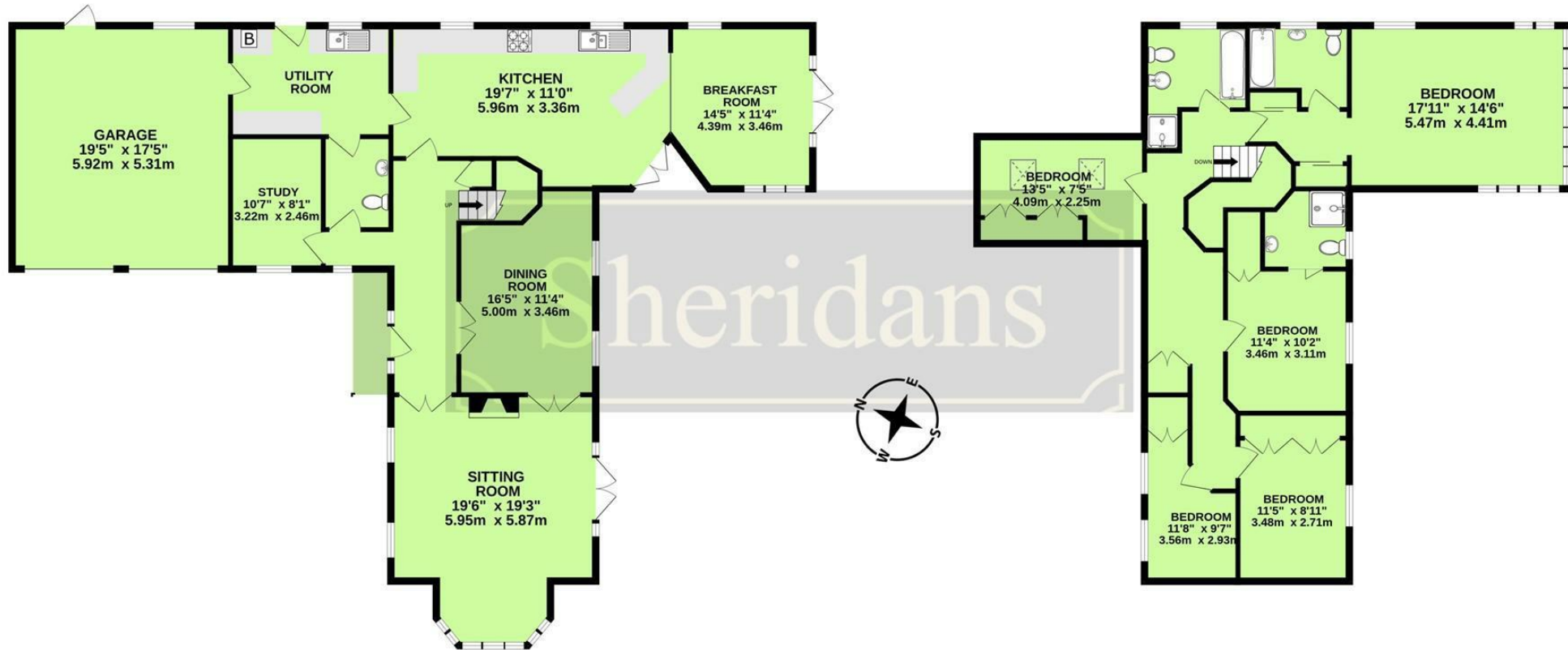
Agents note: Some trees in rear garden have TPO's



## GROUND FLOOR

## 1ST FLOOR

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.

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