



**Todd Way, Bury St. Edmunds**

**Sheridans**







# Todd Way, Bury St. Edmunds IP32 7PS

Guide Price £550,000

Immaculately presented five-bedroom family home with double garage and conservatory

This impressive detached townhouse offers spacious, well-proportioned and bright and airy accommodation enhanced by the added benefit of solar panels. Enjoying a prominent position within the popular Moreton Hall development, the property is built of traditional brick construction beneath a tiled roof.

The welcoming entrance hall features tiled flooring, stairs rising to the first floor, an under-stairs cupboard and cloakroom. The re-fitted kitchen/dining room is particularly well appointed, offering an excellent range of modern units, ample preparation surfaces and built-in appliances including a gas hob. A separate utility room provides additional storage with door to the garden. The generous sitting room boasts French doors opening into the delightful conservatory, which in turn offers further French doors to the garden.

On the first floor, a spacious landing leads to two double bedrooms, each benefiting from its own en-suite shower room, as well as a further single bedroom. The second floor offers two additional double bedrooms, both featuring large integral storage cupboards, along with the family bathroom, completing the accommodation.

## Outside

The front pathway is flanked by areas of lawn leading to the front door. There is off-road parking which in turn gives access to the double garage, featuring up-and-over doors, power and light. The rear garden is chiefly laid to lawn and offers a patio area ideal for

al fresco dining and entertaining, along with raised flower beds stocked with an assortment of plants and shrubs. A gate provides access to the front of the property, and there is also a courtesy door to the garage.

## Location

The property is situated within easy reach of the historic town centre and an excellent range of schooling, shopping, recreational and cultural facilities, as well as the A14 and major road links including the A134 and A143. Bury St Edmunds is a picturesque and thriving market town that perfectly blends heritage with modern life. It offers an exceptional variety of places to eat, drink, shop and relax, making it a wonderful place to live, work, visit or study.

Nestled in the heart of Suffolk, the town is well known for its twice-weekly produce market held every Wednesday and Saturday, along with the stunning Abbey Gardens and the atmospheric ruins of the ancient abbey at its centre. Bury St Edmunds is a popular destination for both residents and visitors alike. Explore the historic side of the town to admire the Cathedral, the charming medieval quarter and the tranquil Abbey Gardens, or enjoy the newer areas offering a wide selection of shops, restaurants and entertainment venues.

## Directions

Leaving Bury St Edmunds towards Thurston via Skyliner Way, take the first turning left into Primack Road and then left into Mead Road. Turn right into Todd Way.

<https://what3words.com ///glitz.deduced.undivided>

## Services

- 4 Double Bedrooms and 1 Single
- 3 Bathrooms
- Sitting Room opening to Conservatory
- Kitchen/Dining Room
- Utility Room
- Cloakroom
- Double Garage and Off Road Parking
- Garden
- Solar Panels
- Quiet Residential Moreton Hall Location

Mains electricity, gas, drainage and water.

Heating - Gas boiler and radiators

Council Tax: West Suffolk Band: E

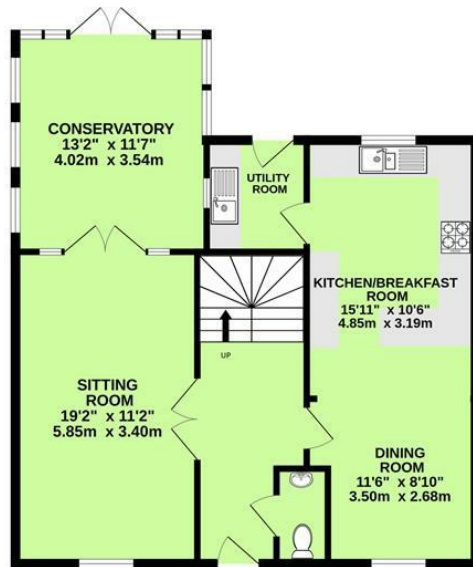
Broadband speed: Up to 1800 mbps available (Source Ofcom)

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

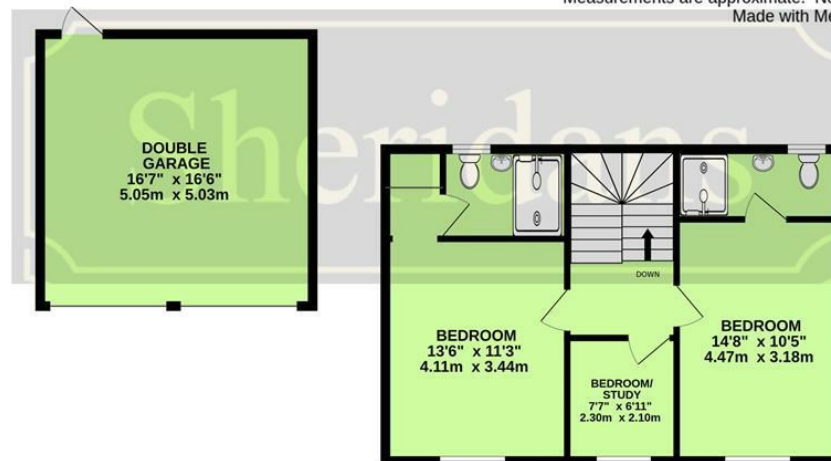
Flood Risk: No Risk



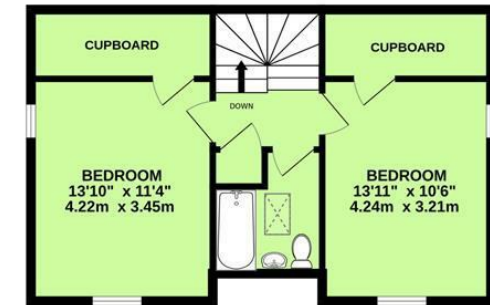
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1873sq.ft. (174.0 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.

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