



**Wool Road, Bury St. Edmunds**

**Sheridans**







# Wool Road, Bury St. Edmunds IP32 6FS

Guide Price £415,000

A generously proportioned, detached three double-bedroom family home extending to approximately 1,355 sq ft, presented in immaculate condition offered with garage and no onward chain.

This beautifully presented house displays many attractive features throughout whilst possessing a light and airy atmosphere with spacious accommodation currently in brief comprising of composite front door opening to spacious entrance hall with wood effect flooring and stairs off to first floor along with door to cloakroom with WC and wash basin.

The well-appointed sitting room benefits from a front-facing window and French doors opening onto the garden creating an inviting and airy living space. A particular highlight of the home is the impressive kitchen/dining/family room, a superb open-plan area perfectly suited to modern family living and entertaining. This spacious room is fitted with a range of contemporary units offering ample cupboard and drawer storage beneath preparation surfaces, complemented by integrated appliances, a large utility cupboard and French doors opening directly onto the rear garden.

To the first floor, a spacious landing leads to the principal bedroom which enjoys a dual aspect and is further enhanced by a modern en-suite shower room. Two further well-proportioned double bedrooms are served by a stylish family bathroom, completing the accommodation.

## Outside

The property is tucked away within a desirable cul-de-sac and enjoys views over green space to the front. An attractive pathway

leads to the front entrance, bordered by landscaped gardens with driveway to the side providing off-road parking. The garage features an up-and-over door and benefits from power and lighting, along with a convenient courtesy door providing direct access to the rear garden.

The fully enclosed rear garden is predominantly laid to lawn with patio area accessed from both the kitchen and sitting room being ideal for outdoor al fresco dining and relaxation.

## Location

Located within a popular new development on the edge of town, the property offers excellent access to the A14. Bury St Edmunds is a vibrant and historic market town, renowned for its cathedral, Abbey Gardens and twice-weekly produce market. With a wide choice of shops, restaurants and leisure facilities, it perfectly blends character with modern living and remains a highly desirable place to live and visit.

## Directions

From the town centre proceed North along Northgate Street, straight across the roundabout onto Fornham Road (A1101). Go straight at the traffic lights into Mildenhall Road and out of the town. At the roundabout turn left into Sandland Drive, then turn left again into Crosses Link and then turn right into Wool Road.

## Services

Mains electricity, gas, drainage and water.

Heating - Gas fired central heating

Council Tax: West Suffolk Band: D

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

- CHAIN FREE
- Double Bedrooms
- Stunning Kitchen/Dining/Family Room
- Overlooking Green Area
- Generously Proportioned
- Garage
- Off Road Parking
- Fully Enclosed Garden

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

Flood Risk: No Risk

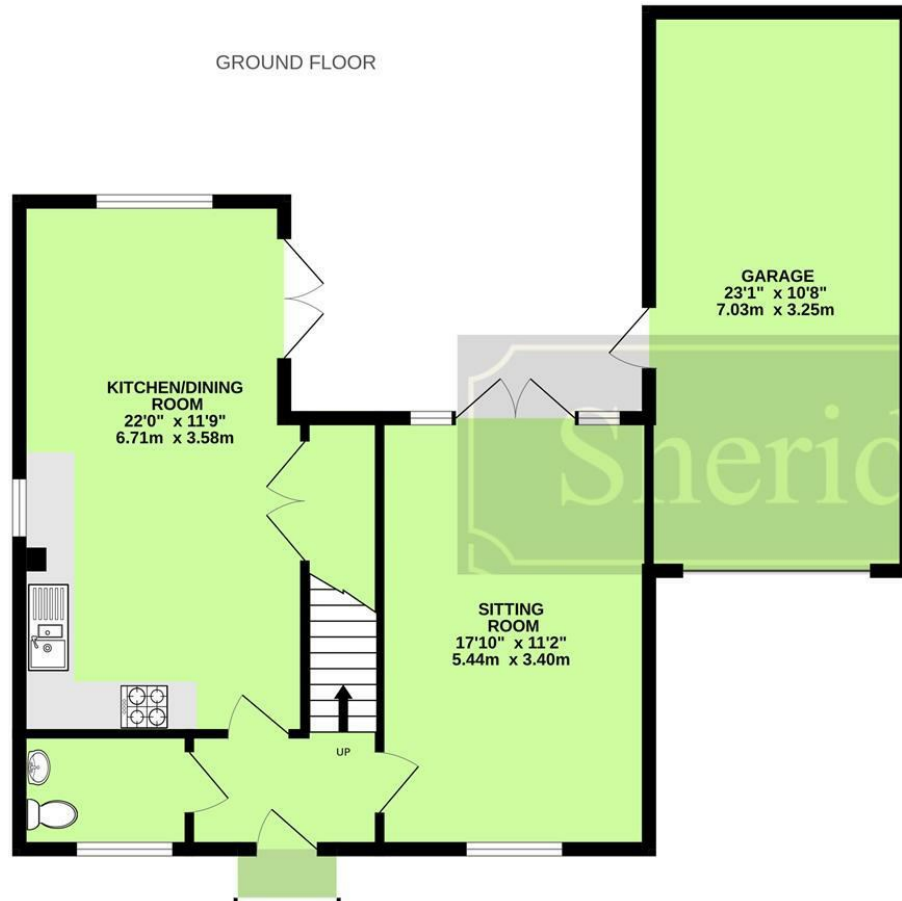
5 years of NHBC guarantee remaining.

Service Charge: TBC per annum

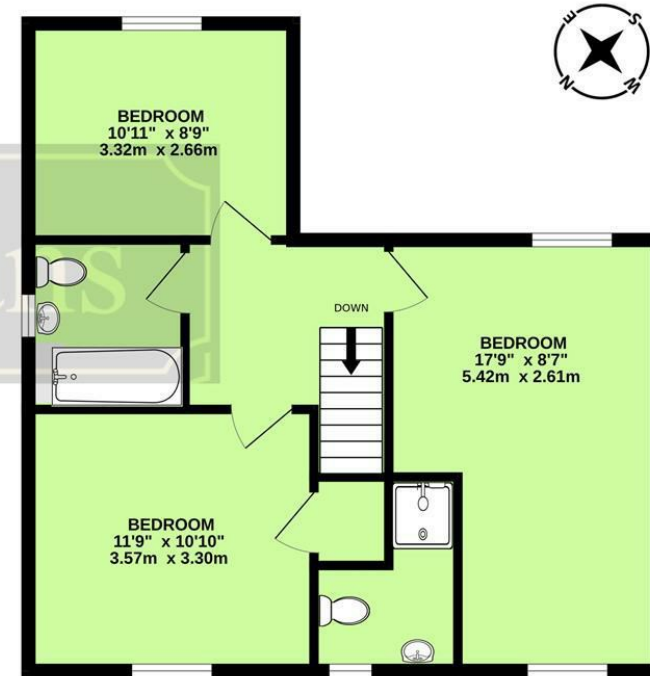


TOTAL FLOOR AREA : 1355sq.ft. (125.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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GROUND FLOOR



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.

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