



**Victory Close, Bury St. Edmunds**

**Sheridans**







# Victory Close, Bury St. Edmunds IP33 2DB

Guide Price £360,000

A spacious semi detached house enjoying a popular town setting situated a stones throw from the magnificent Nowton Park.

Built of traditional brick construction beneath a tiled roof and much improved and extended in more recent years, this delightful house provides well proportioned rooms with a light and airy atmosphere, complemented by recently upgraded features including an impressive and particularly well equipped kitchen/dining room and a smart new shower room.

Benefitting from modern solar panels and newly installed electric heating in 2024 (as seen at the ideal home exhibition), the accommodation currently in brief comprises an entrance hall with door to the cloakroom and to the sitting room, creating an ideal reception room for relaxing with fireplace, stairs off to first floor and large window to front. The kitchen dining room is a superb space, re-fitted and upgraded with an extensive range of units providing plenty of drawer and cupboard space beneath preparation surfaces and complemented by built in appliances. From the kitchen/dining room, flows through to the spacious garden room with a light and airy feel and French doors to the rear gardens. On the first floor, the landing leads to the four comfortable bedrooms including bedroom 2 with a fitted double study bed, served by a modern upgraded shower room, completing the accommodation.

## Outside

The house is approached along a brick weave driveway providing off parking for up to 4 cars and access to the single garage and

electric car charging point. To the side of the house is a useful covered terrace area, leading to the enclosed rear garden is mostly laid to lawn with flower and shrub borders.

## Location

The property is located within a short walk to Nowton Park, Hardwick Heath and the town centre.

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.

## Directions

When travelling along Nowton Road from the direction of Bury St Edmunds, turn left into Bury Park Drive and then right into Victory Close, where the house is the first house on the left hand side. what3words address is ///treat.commands.perfumes.

## Services

Mains electricity, water and drainage. Newly installed electric heatcore radiators and water heater (June 24).

Council Tax: West Suffolk Band: C

Broadband speed: Up to 1000 mbps available (Source Ofcom)

- Semi detached 4 bedroom house in popular setting
- Off road parking for up to 4 cars, garage
- Enclosed rear gardens with covered terrace
- Close to the wonderful Nowton Park
- Sitting room
- Superb kitchen/dining room (refitted 2020)
- Garden room, cloakroom
- Four comfortable bedrooms
- Upgraded shower room
- Newly installed eco friendly electric heating system and solar

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

Flood Risk: No Risk





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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