



**Darcy Close, Bury St. Edmunds**

**Sheridans**



# Darcy Close, Bury St. Edmunds IP32 7ET

Guide Price £290,000

Exciting opportunity to acquire this well-presented three-bedroom semi-detached home, ideally positioned within a desirable cul-de-sac on the ever popular Moreton Hall development.

This bright and airy property offers well balanced accommodation throughout and is offered to the market with no onward chain, making it an ideal purchase for first-time buyers, families or investors alike.

The home has been redecorated throughout and been well maintained and updated over the years, most recently benefiting from a new condensing boiler installed in 2024. Additional features include UPVC double glazing, off-road parking and garage.

The accommodation briefly comprises an extended entrance hall with stairs rising to the first floor and access to a recently installed cloakroom fitted with WC and wash hand basin. The sitting room enjoys a pleasant rear aspect, featuring a wall mounted fire and direct access to the garden, creating a wonderful space for relaxing or entertaining.

The kitchen/diner is fitted with a range of wall and base units complemented by splashback tiling, preparation surfaces, space for appliances including an understairs integral storage cupboard. Two windows overlook the front aspect, allowing plenty of natural light.

Upstairs, the landing provides access to three bedrooms, including a particularly spacious principal bedroom. The family bathroom is fitted with a bath with a power shower over, wash hand basin and WC which completes the first-floor accommodation.

Early viewing is highly recommended to fully appreciate the location, condition and potential this home has to offer.

## Outside

To the front, the garden is laid to gravel for ease of maintenance and attractively planted with a n assortment o f specimen plants, creating immediate kerb appeal. A driveway to the side provides off-road parking and

leads to the garage, which is fitted with an up-and-over door, power, and lighting.

A particular feature of the property is the fully enclosed rear garden. Predominantly laid to lawn, it is beautifully stocked with an abundance of specimen plants, trees and shrubs, offering all season colour and privacy. A patio area provides the perfect setting for al-fresco dining and outdoor entertaining. The garden also benefits from a shed and a courtesy door giving convenient access to the garage.

## Location

The property is situated on the highly regarded Moreton Hall development, offering a range of well respected schooling, local shops, amenities and recreational facilities, all within convenient reach. The historic town centre of Bury St Edmunds is easily accessible being a picturesque and thriving market town seamlessly blending heritage with modern living. Nestled in the heart of Suffolk, the town is renowned for its impressive twice-weekly market and its excellent mix of independent and national retailers. A vibrant selection of restaurants, cafés, bars and entertainment venues further enhances its appeal, making it a wonderful place to live, work and visit.

Combining historic character with contemporary convenience, Bury St Edmunds continues to be one of the region's most desirable destinations. The location also benefits from superb transport links, with easy access to the A14 commuter routes.

## Directions

Leave the town centre along Southgate Street to the roundabout on Southgate Green. Head along Rougham Road towards the A14. Continue under the flyover taking the first exit onto Moreton Hall then next left into Symonds Road. Continue to follow the road and take the right turning into Sebert Road and then the 3rd left turning into Darcy Close.

## Services

All mains services being gas, electric, water and drains are connected. Gas fired central heating.

Council Tax: West Suffolk Band: C

- CHAIN FREE
- Well presented accommodation
- Sitting room overlooking garden
- Kitchen/diner
- Cloakroom
- Well stocked gardens
- Driveway parking
- Garage
- Popular Moreton Hall location
- Easy access to amenities

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

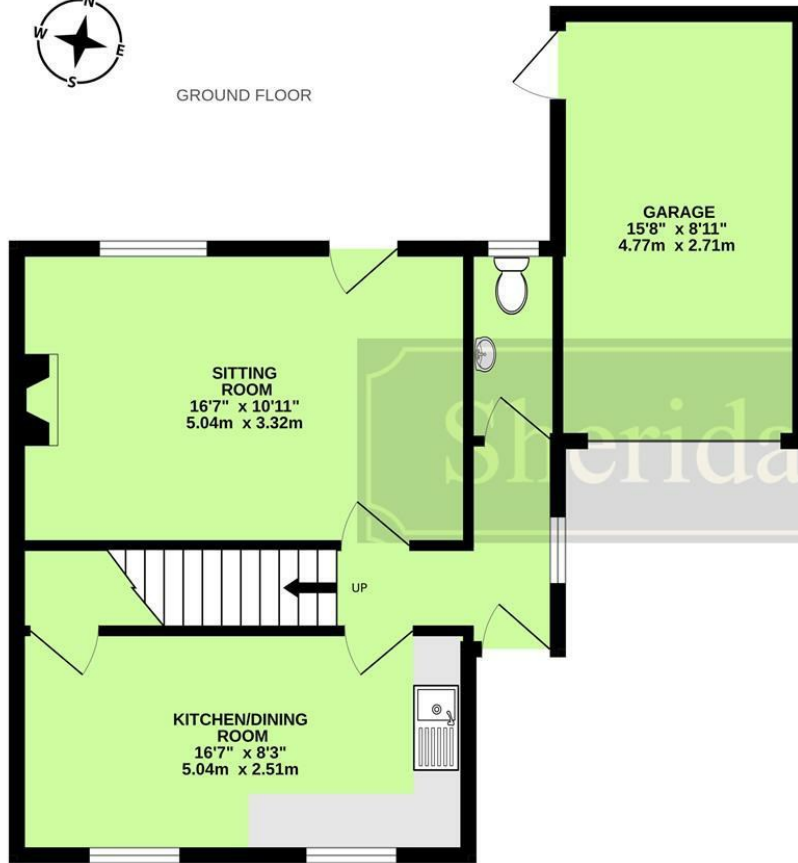
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: Very Low Risk



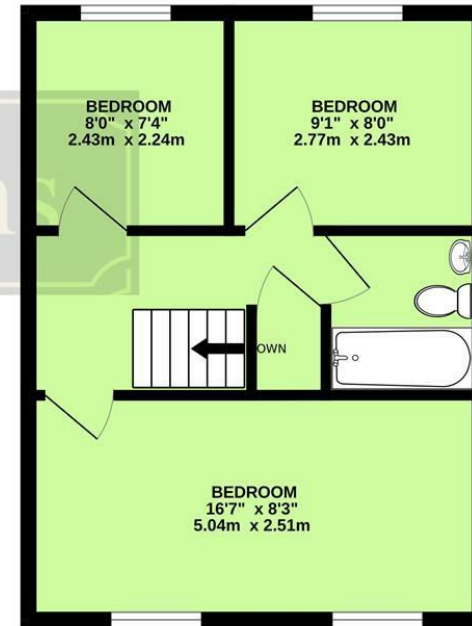


GROUND FLOOR



TOTAL FLOOR AREA : 807sq.ft. (75.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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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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