



Liberty Close, Bury St. Edmunds

Sheridans



Liberty Close, Bury St. Edmunds IP32 7PD

£595,000

This substantial and beautifully presented five bedroom detached family home offers generously proportioned accommodation arranged over three floors, extending to over 2,200 sq. ft., occupying a pleasant position within this established and well-regarded area of Bury St Edmunds.

The property has been thoughtfully designed to provide a versatile layout ideally suited to modern family living. There is a spacious and well-appointed kitchen/dining room, extending to nearly 20ft, creating a sociable hub of the home with ample space for both everyday living and entertaining. Adjoining this is a useful utility room, providing additional storage and practicality, along with direct access to the garden.

A particularly attractive feature is the dual-aspect sitting room, offering a generous principal reception space with a comfortable and inviting atmosphere. To the rear, a superb family room overlooks and opens onto the garden, providing further flexible living accommodation, ideal as a playroom or informal reception space. A cloakroom completes the ground floor.

To the first floor, a well-balanced arrangement provides three bedrooms, all of good proportion, served by a family bathroom, whilst the principal bedroom benefits from its own en-suite facilities. A central landing provides access to all rooms and leads to the staircase rising to the second floor.

The second floor offers two further bedrooms, including a notably spacious room extending to over 14ft, together with an additional shower room, making this an ideal space for guests, older children or a dedicated home working environment. Eaves storage is also incorporated, adding to the practicality of the accommodation.

Overall, this is a superb and well-proportioned property, offering flexible accommodation across three floors, ideally positioned for local amenities and schooling, making it perfectly suited to a growing family

Outside

Externally, the rear garden is enclosed and thoughtfully arranged, predominantly laid to lawn with a paved seating area and established tree and borders, creating a pleasant and private outdoor setting. The space is well-suited to both relaxation and family use.

To the front, the property is approached via a block-paved driveway providing ample off-road parking, leading to a detached garage, further enhancing the practicality of this appealing home.

Location

The property is perfectly situated in a quiet area, within walking distance from the historic town centre. It is close to well-regarded schools and sports facilities, and uniquely independent shops (as well as well known high street stores, and including a Waitrose supermarket just a short walk away), 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. 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

Directions

From Ortwell Road at the roundabout, take the first exit onto Mount Road. Turn right onto Airfield Road. Turn right onto Liberty Close and the property will be on the left-hand side.

- Beautifully presented detached family home
- Five bedrooms
- Detached double garage and ample parking
- Three bathrooms
- Family room
- Downstairs cloakroom
- EPC A+ rated energy efficient house
- Popular Moreton Hall location
- Air Conditioning in the family room
- Mature garden with a paved seating area

Services

All mains services are connected to the property.

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



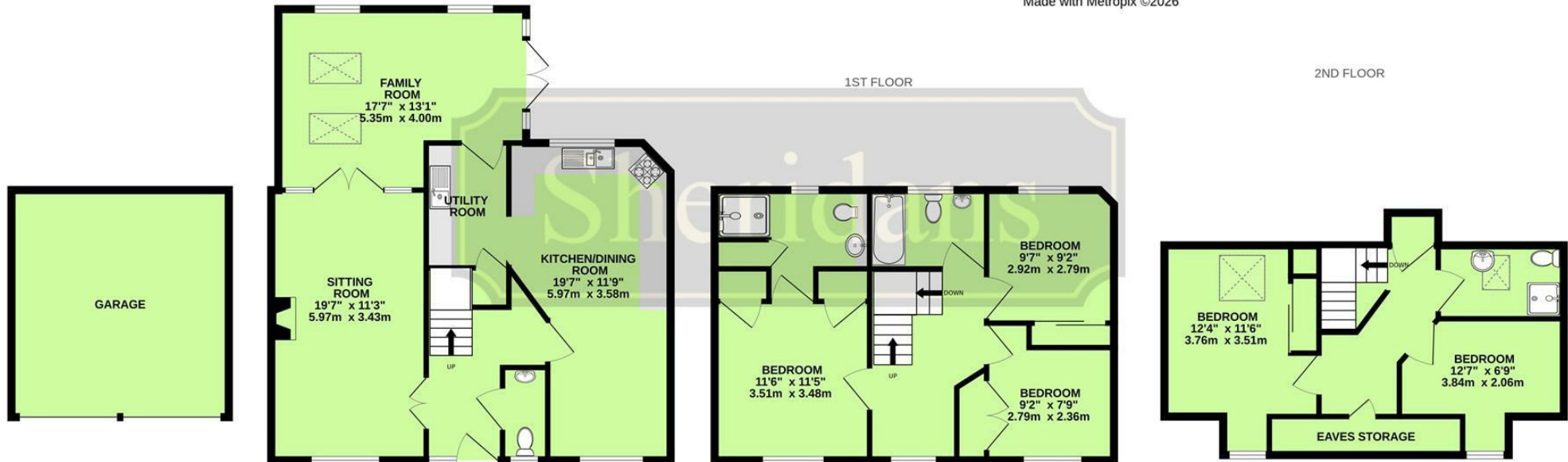
GROUND FLOOR

TOTAL FLOOR AREA : 2207sq.ft. (205.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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1ST FLOOR

2ND 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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