



Downing Close, Bury St Edmunds

Sheridans



Downing Close, Bury St Edmunds IP32 7HU

Guide Price £1,075,000

One-off architect designed family house built to a high specification and enjoying a sought after location within Bury St Edmunds.

An impressive and substantial detached family home offering well-proportioned accommodation of approximately 2,713 sq. ft. arranged over two floors, occupying a generous plot with mature gardens, ample parking and a detached double garage with attic storage. The property combines traditional design with modern living spaces and is ideally suited for families seeking flexible accommodation both inside and out.

The house sits comfortably back from the road behind a wide shingle driveway, providing extensive off-road parking and giving an excellent sense of privacy. Internally, the accommodation is generous and thoughtfully arranged, with multiple reception rooms, a large kitchen and breakfast room, and five well-sized bedrooms.

The property is approached via a central entrance hall, a welcoming space with staircase rising to the first floor and doors leading to the principal reception rooms. The hall sets the tone for the house, with tiled flooring and good natural light. The generously proportioned sitting room is a bright and versatile space, featuring a brick fireplace with wood-burning stove and a large patio door opening directly onto the rear terrace and garden, creating an excellent connection between indoor and outdoor living. The dining room, accessed from the hall, is ideal for more formal entertaining and enjoys views over the front garden. To the rear of the house lies the heart of the home – a spacious kitchen fitted with extensive cabinetry, integrated appliances and ample work surfaces. The kitchen flows naturally into a breakfast room, providing a relaxed everyday dining area with stylish Bi-fold doors to the rear gardens making it perfect for family life and entertaining alike. A utility room adjoins the kitchen, offering additional storage and practical space, with access to the outside.

Completing the ground floor is a study, ideal for home working or as a playroom or snug, along with a cloakroom/WC.

The first-floor landing is spacious with access to a huge loft space and provides access to all bedrooms. The principal bedroom is a generous double room and benefits from built-in wardrobes and an en suite bathroom, fitted with a shower, WC and wash basin. The spacious guest bedroom is complemented by a further en-suite and the three remaining bedrooms have built in wardrobes are served by a well-appointed family bathroom, completing the first floor accommodation.

Outside
The property occupies a particularly attractive plot with mature gardens that are mainly laid to lawn and bordered by established trees and planting, providing a sheltered and private setting. A large paved terrace sits directly outside the sitting room and breakfast room, creating an excellent space for outdoor dining and entertaining. To one side of the garden is a charming pergola seating area, offering a more secluded spot to relax. To the front, the wide shingle driveway provides ample parking and leads to the detached double garage, which also benefits from useful attic storage. To the side of the large driveway lies a large well-screened, lawned front garden with mature trees including two apple trees.



Location
The property is in a quiet prime position within this sought after Close and within a short distance of the historic town centre. It is close to well-regarded schools and sports facilities, uniquely independent shops (as well as well-known high street stores, and including a Waitrose supermarket and Marks and Spencer food hall), 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 and 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
When proceeding towards the town centre along Mount Road, proceed over the roundabout and turn left into Downing Close.

Services
All mains services are connected. Gas fired underfloor and radiator central heating.
Council Tax: West Suffolk Band: G
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

Agents Note
The house was also built to prepare for extension into the large loft area, being fully boarded and clear of trusses. Full planning permission is in place to allow for the addition of just over an estimated 500 square metres of living space to the property. Plans available to inspect on viewings.

The property has been updated within the past five years to include replacement of all windows with quality aluminium-clad double glazing, all external doors and Bi-folds, as well as replacement of all fascias also the property has EV home charging point.



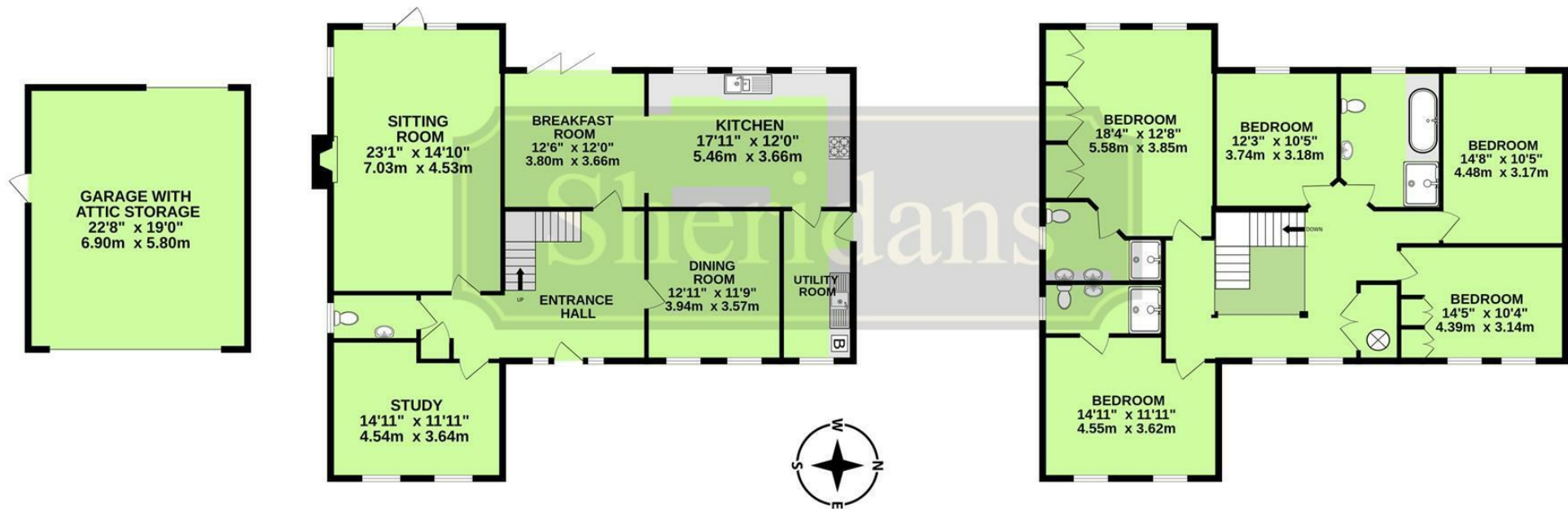
- One-off architect designed family house built to a high specification throughout
- Approximately 2,713 sq. ft. of accommodation, plus potential for a third floor
- Five double bedrooms
- Multiple reception rooms including sitting room, dining room and study
- Two en-suites and a family bathroom
- Kitchen and breakfast room
- Oak hardwood flooring throughout all reception and bedrooms
- Mature gardens with terrace and pergola
- Detached double garage and ample parking
- Excellent balance of space, flexibility and privacy in a sought after town location



GROUND FLOOR

1ST FLOOR

TOTAL FLOOR AREA : 2713sq.ft. (252.0 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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