



Janey Road, Bury St. Edmunds

Sheridans



Janey Road, Bury St. Edmunds IP32 7FL

Guide Price £250,000

Exceptional Freehold Detached Coach House with Private Garden, Garage, Off-Road Parking and EV Charger. Built in 2018 and offered for sale with no onward chain, this attractive coach house presents a rare opportunity to acquire a modern freehold home within a highly desirable residential development. Properties of this type are seldom available in this particular location and offer an increasingly hard-to-find combination of features at this price point, including detached accommodation, a private enclosed garden, garage and significant advantage of no service charges. Combining low-maintenance living with excellent practicality and future potential, this unique home is likely to appeal to a wide range of purchasers.

Constructed of brick with part-clad elevations beneath a tiled roof, the property is held on a freehold title and benefits from a flying freehold arrangement. Well presented throughout, the home is in excellent decorative order, featuring a neutral colour scheme that allows purchasers to move straight in and personalise to their own taste.

A private front door opens into an entrance lobby with stairs rising to the first-floor accommodation. The landing enjoys a window overlooking the rear garden and includes a useful integral storage cupboard. From here, doors lead to the principal accommodation, including a bright and spacious open-plan living area which benefits from a dual-aspect outlook, creating a particularly light and airy feel. The kitchen area is fitted with a modern range of storage units complemented by ample work preparation surfaces. Integrated appliances include an oven, gas hob and extractor hood, with additional space provided for further appliances. There are two well-proportioned bedrooms, both offering comfortable accommodation, together with a contemporary bathroom fitted with a P-shaped bath with shower over, wash hand basin and WC.

Outside

Outside, the property continues to impress. To the rear is a fully enclosed private garden, designed for ease of maintenance and enjoyment. The garden incorporates a patio area, gravelled seating space, a specimen olive tree and a timber shed, creating an attractive outdoor environment with

minimal upkeep requirements. To the side of the garage is an electric vehicle charging point, while to the front of the property there is off-road parking for two vehicles, a highly sought-after feature in this location. One of the property's standout features is the integral garage, which benefits from an up-and-over door and useful under-stairs storage. Given the generous proportions, the garage may offer scope for conversion into additional living accommodation, subject to any necessary consents. The loft space may also provide further opportunity for enlargement through conversion, subject to the relevant planning permissions and building regulations, offering valuable future potential for buyers seeking to add space and value.

Location

Bury St Edmunds is a highly sought-after residential area offering an excellent range of recreational green spaces, scenic cycle routes and convenient shopping facilities. With easy access to Bury St Edmunds town centre, residents enjoy a wide selection of retail, leisure and cultural amenities, making the area ideal for families and professionals alike. The location is particularly well regarded for its schooling, including Sebert Wood Primary School, Abbots Green Primary Academy and the well-regarded Sybil Andrews Academy. Bury St Edmunds is a thriving and picturesque market town that seamlessly blends rich heritage with modern living. It boasts an impressive variety of shops, restaurants, cafés and leisure facilities, together with a twice-weekly market. At its heart are the beautiful Abbey Gardens and the atmospheric ruins of the historic abbey, alongside landmarks such as St Edmundsbury Cathedral and the charming medieval quarter. More contemporary areas offer a vibrant mix of retail and entertainment options, ensuring the town caters for all lifestyles.

Directions

Leaving Bury St Edmunds towards Thurston on Mount Road, drive past the turnings for Appledown Drive and Bradbrook Close and then continue over the last roundabout with the second turning into Bradbrook Close on the left-hand side, continue for a short distance turning left into Shackeroo Road then 2nd left onto Janey Road where the property can be found on the left.

Services

Mains electricity, gas, drainage and water. Gas fired central heating.

- CHAIN FREE
- Detached and Freehold
- Immaculately presented
- Open plan living area
- Private garden
- Garage
- Off road parking
- Quiet residential location
- Easy access to town & A14

Council Tax: West Suffolk Band: B

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

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

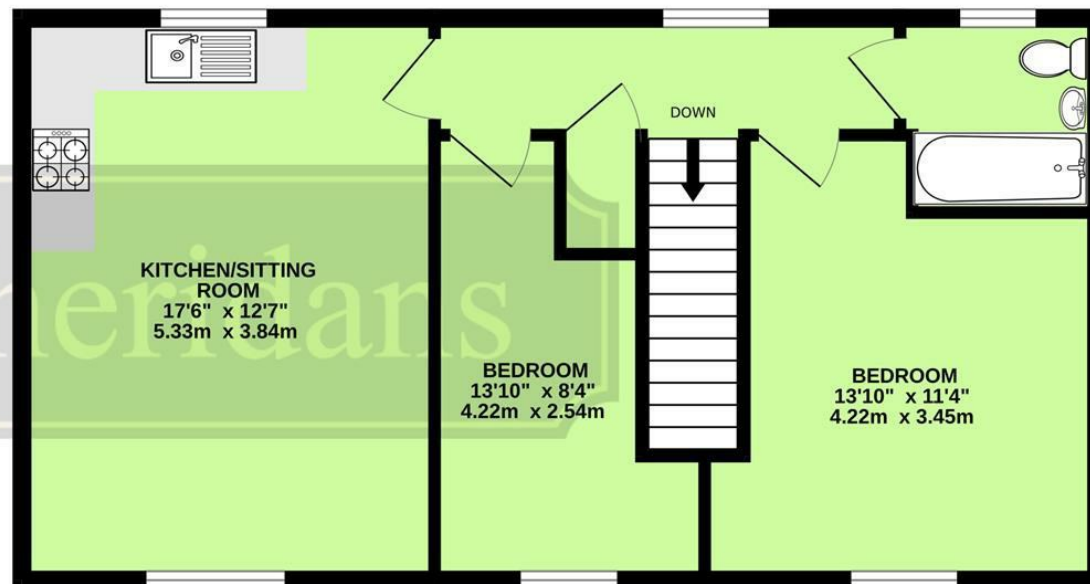
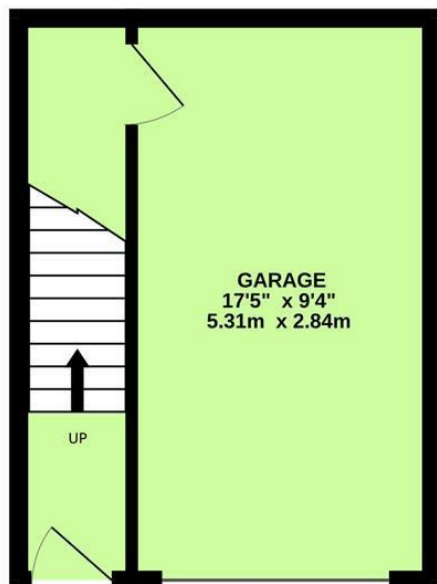
Flood Risk: Very low risk

NHBC Warranty; 2 years remaining



GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 646sq.ft. (60.0 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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