



Kirkstead Road, Bury St. Edmunds

Sheridans



Kirkstead Road, Bury St. Edmunds IP33 2EW

Guide Price £220,000

This spacious home offers surprisingly generous accommodation complemented by an enclosed rear garden and well-balanced living spaces throughout.

An added benefit is the property's solar panel system, which provides an attractive Feed-in Tariff income whilst helping to heat the domestic water supply, significantly contributing towards lower household energy costs.

The welcoming entrance hall leads through to the sitting/dining room, a bright and versatile reception space measuring over 17ft in length. Large glazed doors open directly onto the rear garden.

The kitchen is fitted with an extensive range of units providing plenty of drawer and cupboard space beneath preparation surfaces.

On the first floor are three bedrooms, including a generously proportioned principal bedroom and two further bedrooms which could equally serve as guest accommodation, a nursery or a home office. These are complemented by a family bathroom in need of upgrading. The house is offered with no onward chain.

Outside

Outside, the rear garden provides an attractive and private setting, laid predominantly to lawn with a paved terrace

adjoining the house, ideal for al fresco dining and entertaining during the warmer months. Mature planting softens the boundaries and creates a pleasant backdrop, whilst gated rear access adds practicality. To the front, the property enjoys an open aspect over a large green. The property has a single garage in a block nearby.

Location

The property enjoys a highly sought-after position on the west side of town, within a short walk of the town centre and an excellent range of schooling, shopping, recreational, and cultural facilities that historic Bury St Edmunds has to offer. Bury St Edmunds is a picturesque and thriving market town, seamlessly blending historic charm with modern amenities. The town boasts an impressive array of venues for dining, shopping, and leisure, making it an ideal place to live, work, visit or study. The vibrant market, held every Wednesday and Saturday, sits at the heart of the town, alongside the iconic Abbey Gardens, home to the atmospheric ruins of the historic abbey. Residents and visitors alike can enjoy the town's rich heritage, from the grandeur of the Cathedral and the medieval quarter to the contemporary shopping streets, restaurants, and entertainment facilities, offering a unique combination of tradition and modern living.

Directions

Head down Horringer Road, turn right onto Glastonbury Road, head up and turn right into Sherborne Road, then the second left into Kirkstead Road.

- Spacious terraced home overlooking an open green
- Generous sitting/dining room with garden access
- Three bedrooms
- Fitted kitchen
- Family bathroom
- Enclosed rear garden with paved terrace
- Solar panels with Feed-in Tariff income
- Popular location on the desirable west side of Bury St Edmund
- Ideal first purchase, investment or family home
- Single garage, no onward chain

Services

Mains electricity, water and drainage. Gas fired central heating. Solar Panels

Council Tax Band B. EPC Rating C.

Broadband speed: 1800 mbps available (Source Ofcom)

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

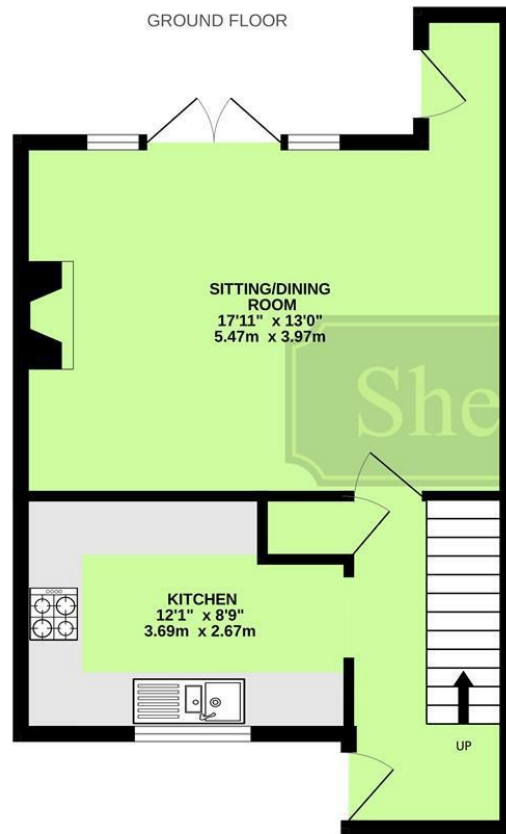
Flood Risk: Very low



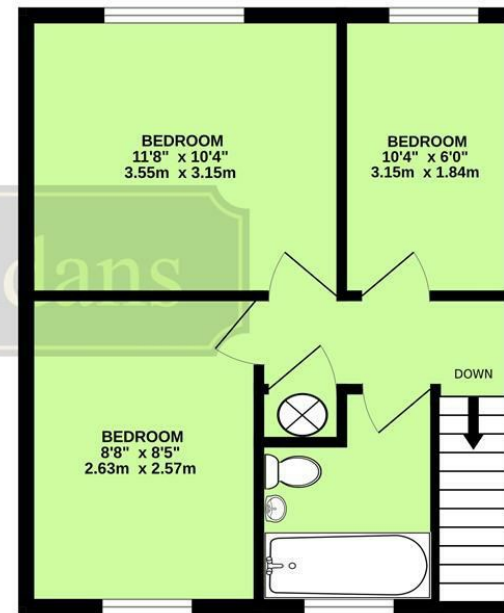


Measurements are approximate. Not to scale. Illustrative purposes only
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GROUND FLOOR



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.

Sheridans Estate Agents

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