



Prigmore Drive, Bury St. Edmunds

Sheridans



# Prigmore Drive, Bury St. Edmunds IP32 7QR

Guide Price £625,000

Situated in the highly desirable Moreton Hall area, this beautifully presented five-bedroom detached townhouse offers spacious, energy-efficient living with excellent access to local amenities and the town centre. Built in 2022, the property benefits from traditional brick construction beneath a tiled roof, combining modern design with enduring quality.

The property welcomes you with a generous entrance hall featuring wood effect flooring and door to the cloakroom. To the front, a bright and airy sitting room is enhanced by a charming bay window, while a versatile study (currently used as a playroom) offers additional flexible living space.

At the heart of the home is a stunning open-plan kitchen/dining/family room, designed for modern living. Flooded with natural light, this impressive space features French doors opening onto the patio which is perfect for alfresco dining and entertaining. The contemporary kitchen is well-equipped with ample storage providing generous preparation surfaces, an eye-level double oven, ceramic hob and integrated appliances including a fridge/freezer and dishwasher. A central island with seating enhances the sociable layout. A deep understairs cupboard and a separate utility room with additional storage, sink and integrated washing machine, add further practicality, along with space for a tumble dryer and access to the driveway.

The first floor offers four well-proportioned bedrooms, one of which benefits from an ensuite shower room. The remaining bedrooms are served by a stylish family bathroom.

A particular feature is the private lobby area, providing a sense of separation and leading to the top floor. The second floor is dedicated to an impressive principal suite, creating a peaceful retreat. The bright dual-aspect bedroom, enhanced by a number of skylight windows, flows seamlessly into a spacious dressing area, with a door leading to a luxurious four-piece ensuite bathroom.

## Outside

Outside, the property is approached via an access road and features an

attractive front garden with established planting. The fully enclosed rear garden has been thoughtfully landscaped with a generous patio area, ideal for outdoor dining and family enjoyment, being predominantly laid to lawn with raised flower bed. A gate provides access to the driveway, offering ample off-road parking for several vehicles and an EV charging point. The double garage, with power and lighting, provides excellent additional parking or storage.

## Location

Moreton Hall is a highly sought-after residential area, offering a wide range of recreational spaces, scenic cycle paths, and convenient shopping facilities. With easy access to the town centre, residents benefit from an excellent selection of retail options, leisure amenities, and cultural attractions, making it ideal for families and professionals alike. The area is particularly well regarded for its strong selection of nearby schooling, including Sebert Wood Primary School and Abbots Green Primary Academy. For older students, Sybil Andrews Academy offers well-regarded secondary education within easy reach.

Bury St Edmunds is a picturesque and thriving market town that beautifully combines rich heritage with modern living. It boasts an impressive variety of places to eat, drink, shop, and unwind, making it a fantastic location to live. Nestled in the heart of Suffolk, the town is renowned for its twice-weekly market. At its centre lies the stunning Abbey Gardens, alongside the atmospheric ruins of the ancient abbey, offering a truly unique setting.

Visitors and residents alike can explore the historic charm of the town, from the magnificent St Edmundsbury Cathedral to the characterful medieval quarter and peaceful gardens. Meanwhile, the more modern areas provide a vibrant mix of shops, restaurants and entertainment venues, ensuring there is something for everyone.

## Directions

From Bury St Edmunds town centre, proceed along Eastgate Street and at the roundabout take the second exit onto Barton Road. At the traffic lights, turn right onto Ortwewell Road. At the next roundabout, take the first exit onto

- Popular Moreton Hall
- 2 reception rooms
- Stunning kitchen/dining/family room
- 5 well proportioned bedrooms
- 2 ensembles and family bathroom
- Utility room
- Double garage and ample parking
- Good sized rear garden
- Energy efficient home with EV charger
- Easy access to amenities

Mount Road and continue to the following roundabout, taking the third exit onto Lady Miriam Way. Turn left onto Saltsman Road, then take the second left onto Prigmore Drive. Continue to the end of the road, where the property will be found on the right hand side.

## Services

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

Council Tax: West Suffolk Band: F

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

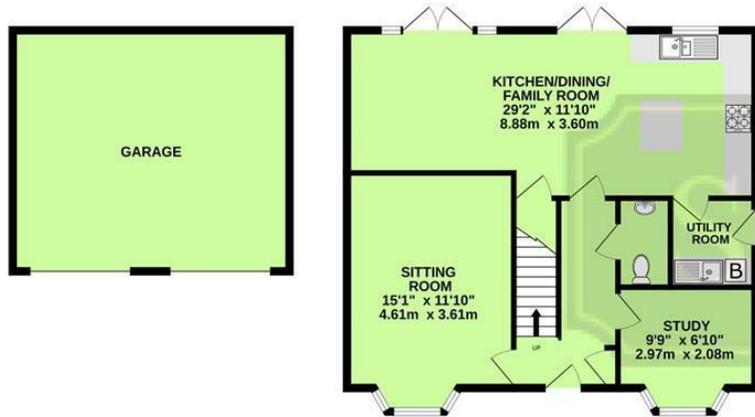
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: No risk

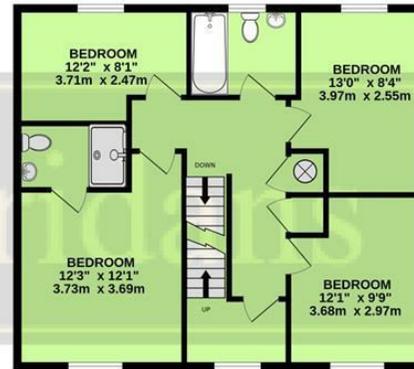
NHBC Warranty; 6 years remaining



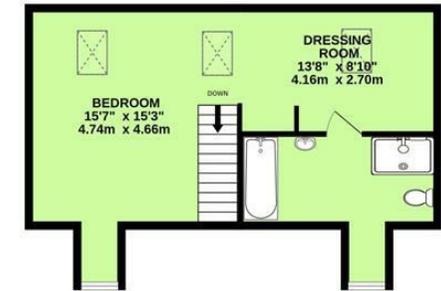
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1991sq.ft. (185.0 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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