



Sicklesmere Road, Bury St. Edmunds

Sheridans



Beautifully presented with private gardens and extensive parking!.....We are delighted to offer this extremely spacious and beautifully presented 2,500sqft detached five bedroom family house with versatile accommodation with parking for 6/7 cars, single garage and a private low maintenance landscaped garden.

The property is conveniently situated within approximately 20 minutes walking distance of the town centre with easy access to major road links including the A14 and A134.

Upon entering the property there is a hallway with doors leading to the sitting room, kitchen/dining room, recently built rear aspect living room extension, three bedrooms and a family bathroom. The sitting room is a modern room with a wood burning stove. The well equipped modern kitchen diner is a great room for entertaining due to the fantastic light and space on offer with the current dining table seating up to 10 people. In recent years the vendor has added a wonderful extension at the rear of the house creating another generously proportioned living room which benefits from underfloor heating and bi-fold doors leading out into the garden.

Upstairs onto the first floor is a loft conversion that offers a large master bedroom with a walk in wardrobe and full ensuite bathroom with both a bath and a separate shower cubicle. The second double bedroom with ensuite cloakroom and eaves storage completes the accommodation.

Outside
To the front of the property is a private drive with off road parking for 6/7 cars with access to an integral single garage.

To the rear of the property is a modern low maintenance south-west

facing garden, with a patio seating area benefitting from outdoor lighting with additional power sockets, a further decking with planting including an apple tree, bamboo and water feature which leads onto a grass area.

Location
The property is perfectly situated within walking distance of the town centre and major road links. 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 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 a bustling local 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.

It is easy to see why people want to settle in Bury and make it their home. This property is close to the excellent rail and road networks which make London and Cambridge easily commutable, along with giving access to the fine range of town, country and coastal destinations of East Anglia. Additionally, for international destinations, Stansted Airport is only about an hour's door-to-door journey from the house.

Directions
From the town centre, head in a southerly direction proceeding along Southgate Street out of town. At the roundabout proceed straight over onto Sicklesmere Road (A134 towards Sudbury/Lavenham/Long Melford). After a short distance No. 8 Sicklesmere Road will be found

- Substantial detached individual five bedroom home approaching 2,500 square feet
- Much improved by the current owner to a high standard
- Non estate location within walking distance of the town
- Excellent links to major roads including the A14 and A134
- Expansive kitchen/breakfast room
- Separate sitting room and large living room extension with bi-fold doors
- Bedroom five/study
- Two bathrooms and cloakroom
- Low maintenance landscaped garden
- Garage and driveway parking for 6/7 cars

on the right hand side.

3 What Words///taker.coverage.joked

Services
Mains electricity, water and drainage. Gas radiator central heating.
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: Very Low Risk for rivers and seas



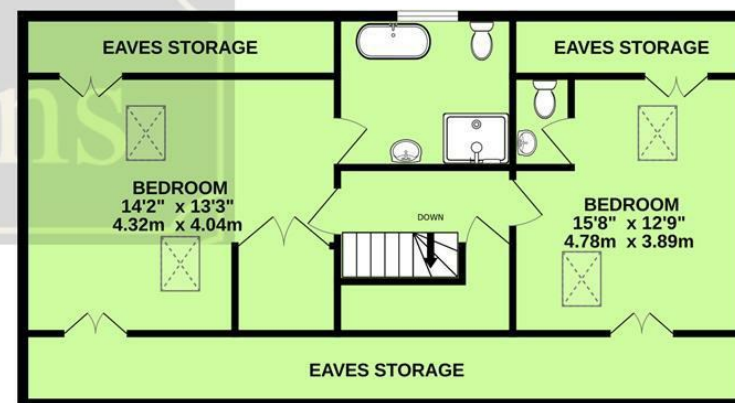
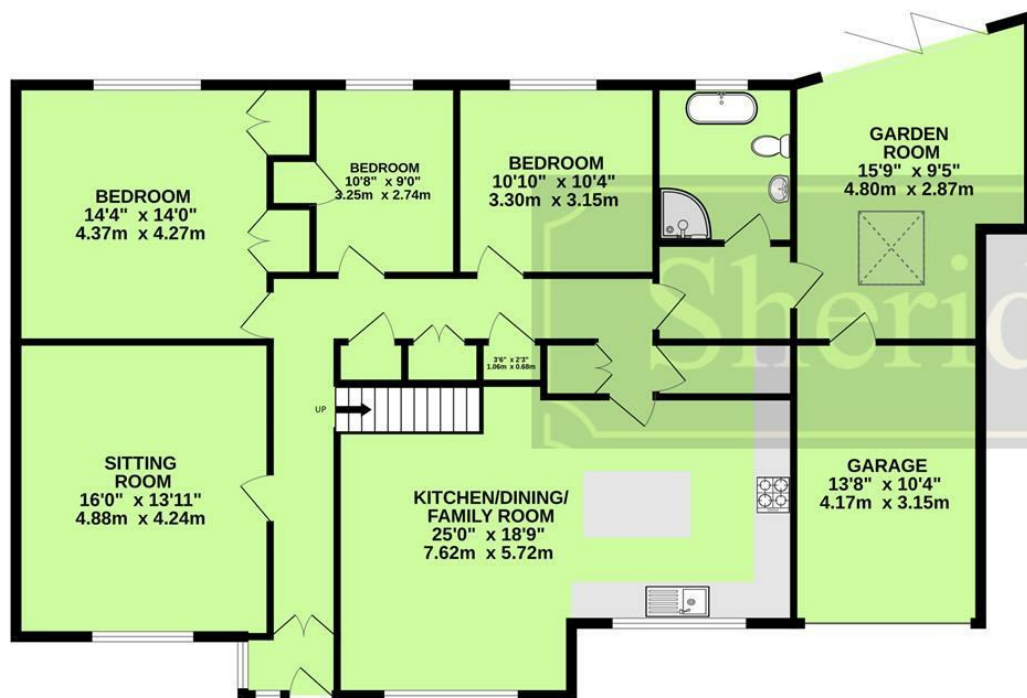
GROUND FLOOR

TOTAL FLOOR AREA : 2570sq.ft. (238.8 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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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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