



Sheridans  
Bury St Edmunds  
FOR SALE  
01284 700 018

Sextons Meadows, Bury St. Edmunds

Sheridans



# Sextons Meadows, Bury St. Edmunds IP33 2SB

£265,000

Being offered with no onward chain and situated in a particularly good spot, a well-presented modern home enjoying a quiet position within this sought-after residential area, offering light, well-arranged accommodation, a private rear garden, and the rare benefit of a single garage with storage space in the eaves as well as being just a short, pleasant walk into town.

A welcoming entrance hall leads through to the generous sitting room, a bright space with a pleasant outlook to the front and attractive wood flooring. To the rear lies the kitchen/breakfast room, fitted with a range of units and providing ample room for a dining table. A door opens directly to the rear garden, making it ideal for everyday convenience and relaxed outdoor dining.

On the first floor, the property offers two well-proportioned bedrooms, each enjoying built-in storage and views over the surrounding area. The family bathroom is fitted with a white suite including a panelled bath with shower over.

## Outside

The rear garden is neatly enclosed, offering a combination of paved terrace and lawn, with a rear gate providing access towards the parking and garage block. The single garage, located nearby, provides valuable storage or secure parking, with additional parking available in front of the garages.

To the front, the property is set behind a low brick boundary with an area of established planting, contributing to an appealing street presence.

## Location

Bury St Edmunds is a picturesque and thriving market town that beautifully blends historic charm with modern convenience. The town offers an excellent selection of independent restaurants, cafés, bars, and boutique shops, as well as national retailers - making it a wonderful place to live, work, visit, and study.

Located in the heart of Suffolk, Bury St Edmunds is well known for its vibrant twice-weekly produce market held every Wednesday and Saturday. The town's rich heritage is reflected in landmarks such as the magnificent St Edmundsbury Cathedral, the Abbey Gardens, and the ruins of the Abbey of St Edmund, which provide a peaceful green space right in the town centre. From the charming medieval streets and historic architecture to the more contemporary shopping and leisure areas, Bury St Edmunds offers the perfect balance of old and new - and remains one of Suffolk's most desirable and popular destinations for residents and visitors alike.

## Directions

From the direction from the town centre proceed south along Southgate Street where the entrance to Sextons Meadow can be found on the right hand side.

What3Words: ///sizing.unsigned.knocking

- Delightful two bedroom home
- Lovely position with a super outlook
- Walking distance to town
- Single garage
- Rear garden laid mainly to lawn
- Front aspect sitting room
- Rear aspect kitchen/diner overlooking garden
- Two double bedrooms and a family bathroom
- No onward chain

## Services

Mains gas, electric water and drains are connected.

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)

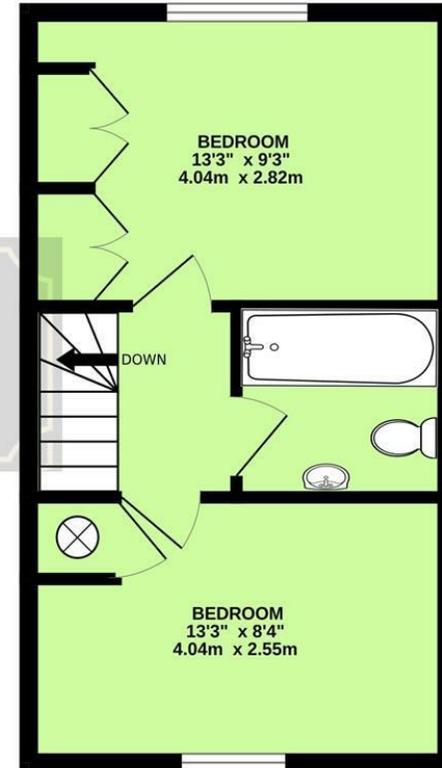
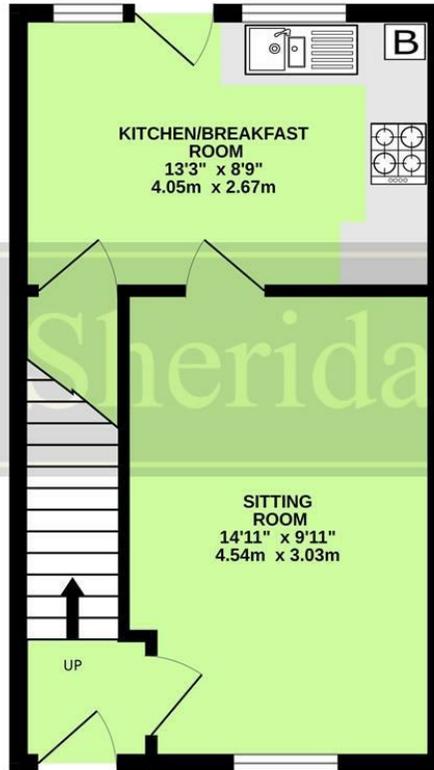
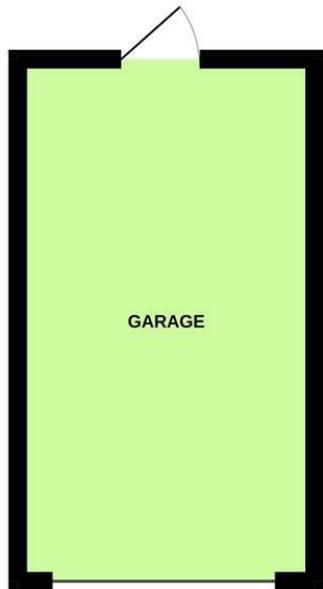
Flood Risk: No Risk



GROUND FLOOR

TOTAL FLOOR AREA : 635sq.ft. (59.0 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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