

Boughton Way, Bury St Edmunds

Sheridans









Boughton Way, Bury St Edmunds IP33 1AG

Guide Price £465,000

This attractive and well-arranged three-storey town house offers versatile, light and surprisingly spacious accommodation, ideally suited to modern living, quietly positioned within this popular residential setting.

The property is entered via a welcoming entrance hall, with a cloakroom and staircase rising to the upper floors. The ground floor provides a wonderful open-plan kitchen/dining room, extending to over 19ft, creating a sociable and practical space for both everyday living and entertaining. The kitchen is thoughtfully arranged with ample work surfaces and storage, complemented by space for dining and direct access to the rear garden. A separate snug provides a further reception area, ideal as a cosy sitting room, playroom, additional family space or even guest bedroom

To the first floor, a generous sitting room spans the rear of the property, measuring over 18ft, offering an excellent principal reception space with ample natural light. Also on this floor is a well-proportioned bedroom, conveniently positioned alongside a shower room, lending itself perfectly to guest accommodation or multi-generational living.

The second floor continues to impress, comprising two further bedrooms extending to nearly 15ft. The remaining bedroom is well-sized and versatile, both bedrooms have their own en-suites.

Outside
Externally, the property benefits from a low-maintenance rear garden, designed with ease of upkeep in mind, featuring a combination of paved terrace and gravelled areas with established planting, creating a pleasant and private outdoor space.

To the front, the property enjoys an attractive outlook within a well-kept development, with the additional benefit of allocated parking and a garage.

Location
Bury St Edmunds is one of Suffolk's most sought-after market towns, combining historic charm with excellent modern amenities. Renowned for its Cathedral, vibrant cultural scene, theatres, cinemas, restaurants and attractive green spaces, the town offers an outstanding quality of life. A traditional market operates twice weekly, complemented by a wide range of independent shops, cafés and national retailers.

The town benefits from excellent schooling, a strong community atmosphere and superb transport links, with easy access to Cambridge, Ipswich and beyond via the A14, as well as regular rail services.

Directions
From the town centre and Angel Hill proceed straight across the traffic lights into Mustow Street and turn left into Cotton Lane. Follow the road round to the left and to the right into the Hopkins Homes development. Turn right into Barwell Road and follow the road round to the left and turn left into Boughton Way.

3 What Words ///galloping.cakewalk.crashing

Service
All mains services are connected to the property.
Council Tax: West Suffolk Band: D

- Three storey home
- Three bedrooms
- Two reception rooms
- En-suite and built in wardrobes to the master
- En-suite and built in wardrobes to bedroom two
- Bathroom on the second floor
- Walking distance to the town centre
- Allocated parking and garage
- Modern

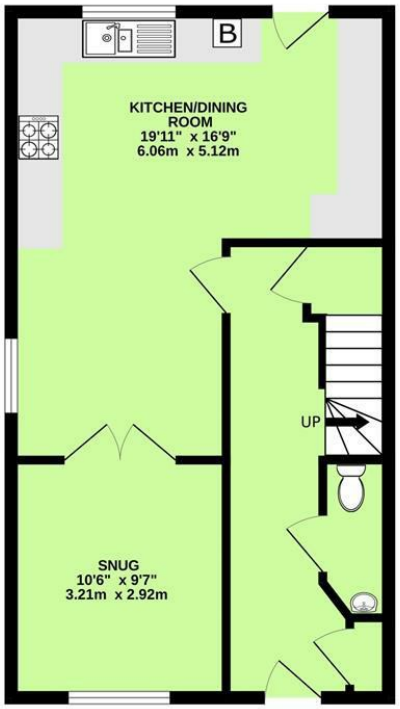
Broadband speed: Up to 1000 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: No Risk



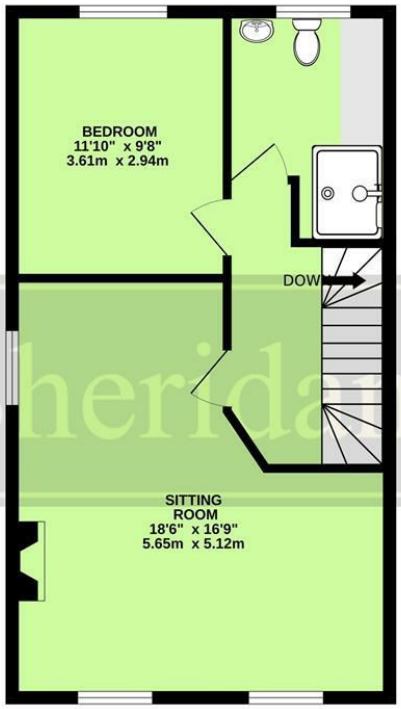




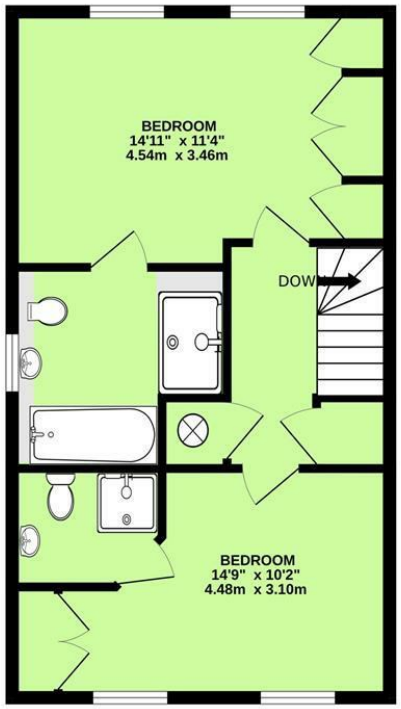
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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TOTAL FLOOR AREA : 1561sq.ft. (145.0 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.

Sheridans Estate Agents

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The Property Ombudsman

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