

Bullen Close, Bury St. Edmunds

Sheridans









Bullen Close, Bury St. Edmunds IP33 3JP

Guide Price £250,000

Occupying an attractive position on the western side of the town and offered with no onward chain, this beautifully presented two-bedroom home has been thoughtfully updated and improved by the current owner. The property has been redecorated throughout and provides bright, airy and low-maintenance accommodation, ideally suited to a range of discerning buyers or those seeking a convenient lock-up-and-leave home.

The property further benefits from a single garage, off-road parking and a larger-than-average (for this style of property) enclosed rear garden, which offers potential for further development, subject to the necessary planning permissions and consents. This may provide an opportunity to extend the existing accommodation or create additional space to the rear of the garage, ideal for a home office or similar use. UPVC double glazing and gas central heating further enhance comfort and practicality.

Built of traditional brick construction beneath a tiled roofline, the accommodation comprises in brief a composite front door opening into a useful entrance porch, providing an ideal space for coats and shoes, before leading through to the light and airy sitting room, with stairs rising to the first floor. The contemporary fitted kitchen features a comprehensive range of sleek, gloss-fronted units, generous work surfaces and an integrated oven and hob, together with space for additional appliances. A door provides convenient access to the rear garden.

To the first floor, the landing benefits from a fitted storage cupboard and provides access to two well-proportioned double bedrooms and a modern family bathroom. The bathroom is fitted with a stylish suite comprising a bath with shower over, wash basin and WC, complemented by a window providing natural light and ventilation.

An appealing home combining comfortable, modern accommodation with excellent outdoor space, convenient parking and the added advantage of no onward chain.

Outside
The good sized rear garden is fully enclosed and predominantly laid to lawn, complemented by a patio area providing the perfect setting for al fresco dining and outdoor relaxation. Offering a good degree of privacy, this peaceful outdoor space is a real asset to the property, designed with ease of maintenance in mind, the garden still provides considerable scope for further landscaping.

Location
Bury St Edmunds is widely regarded as one of Suffolk's most desirable market towns, offering an exceptional blend of historic charm and modern amenities. Renowned for its impressive Cathedral, vibrant cultural scene, theatres, cinemas, restaurants and attractive green spaces, the town provides an outstanding lifestyle for residents of all ages. A bustling market continues to operate every Wednesday and Saturday, while an excellent mix of independent shops, cafés and national retailers creates a thriving and welcoming town centre. Set in the heart of Suffolk, Bury St Edmunds benefits from excellent educational facilities, a strong community atmosphere and superb transport links. The A14 provides easy access to Cambridge, Ipswich and the wider road network, while regular rail services make the town a popular choice for commuters. Combining character, convenience and a wealth of amenities, it is easy to see why Bury St Edmunds remains such a sought-after place to call home.

- CHAIN FREE with garden, GARAGE and off road parking
- Stylish kitchen, double bedrooms and gas central heating
- Scope to extend (Subject to planing permission) in popular residential location
- Modern stylish kitchen
- Modern bathroom
- Re-decorated throughout
- Good sized garden
- Garage with power
- Easy walk to town centre

Directions
From Bury St Edmunds town centre, proceed along Out Westgate and at the traffic lights turn right into Petticoat Lane. Continue and bear left onto Hospital Road, before turning right into Pinners Way. At the top of the road, turn right into Bullen Close, where the property will be found on the left-hand side.

Services
All mains services connected. Gas fired central heating.
Council - West Suffolk Tax Band B
Broadband speed: Up to 1000 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: Very Low Risk

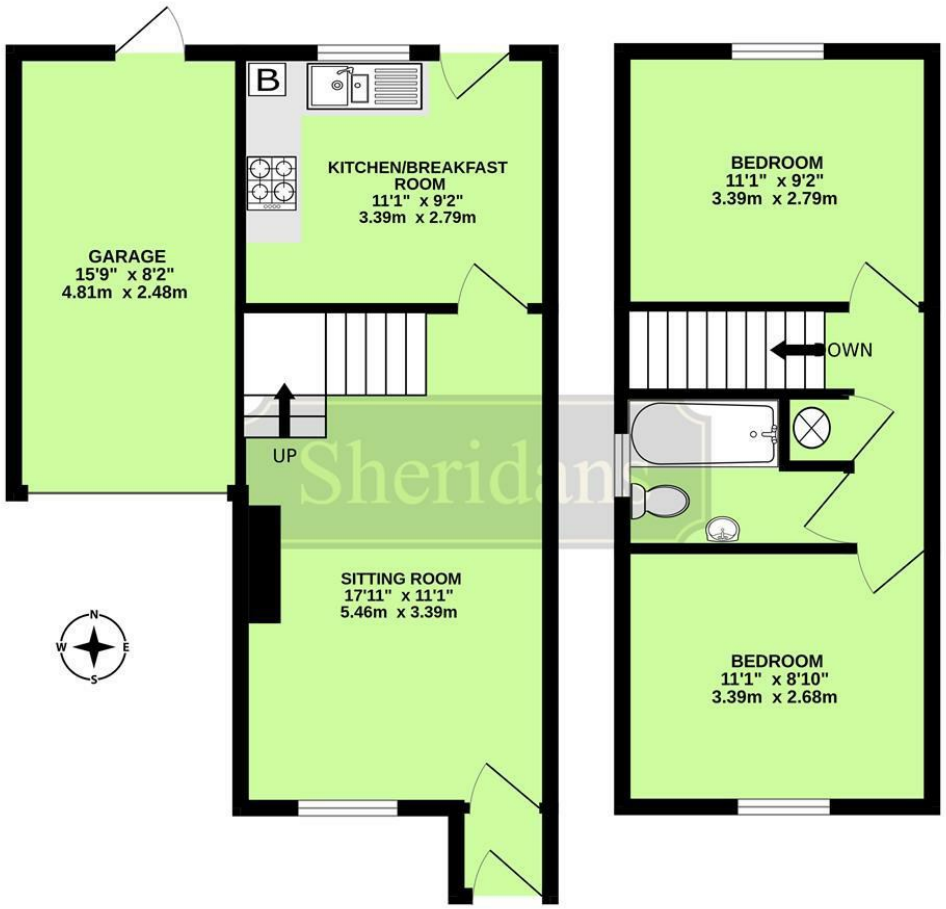






TOTAL FLOOR AREA : 624sq.ft. (58.0 sq.m.) approx.

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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The Property Ombudsman

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