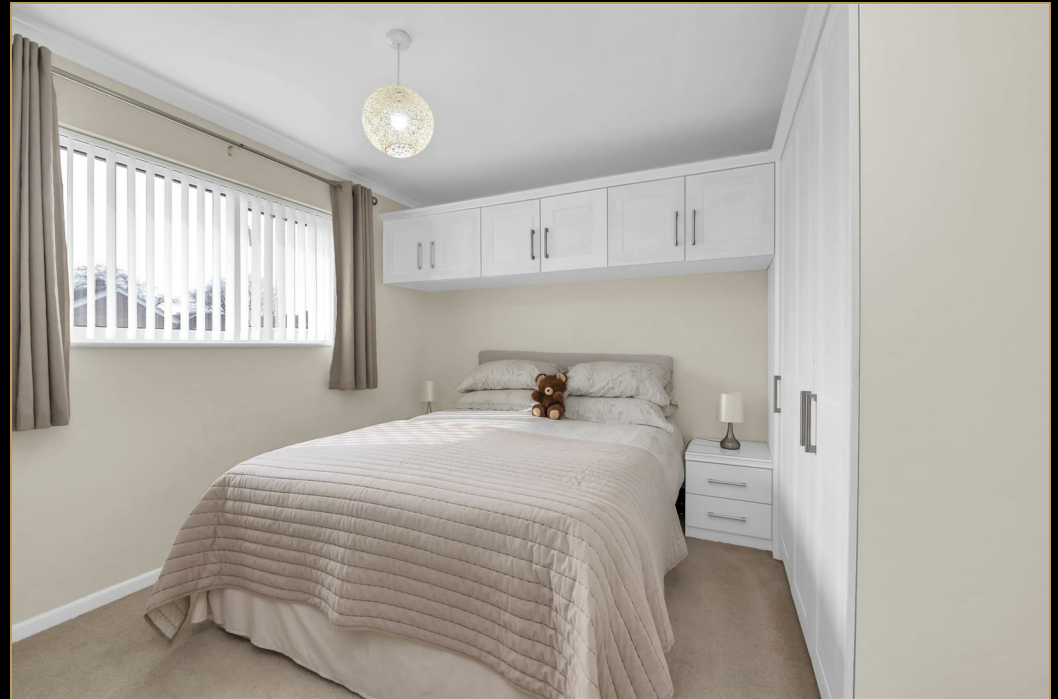




Bright Close, Bury St. Edmunds

Sheridans



Bright Close, Bury St. Edmunds IP33 2PP

Guide Price £250,000

Situated on the highly sought-after Nowton Estate, this beautifully presented three-bedroom mid-terraced home has been thoughtfully improved by the current owner and offers exceptionally light, airy accommodation throughout, complemented by a landscaped rear garden and the added benefit of a garage.

Constructed in traditional brick with a tiled roof, this beautifully presented home has been finished to a high standard and is ready to move straight into. Thoughtfully upgraded in recent years, improvements include a stylish new kitchen, contemporary shower room, modern cloakroom and a new boiler installed in 2024.

The home is approached via pedestrian access to a neatly arranged front garden, laid with slate and enhanced by specimen shrubs, setting the tone for the care and attention found throughout.

The front door opens into a welcoming entrance hall with useful built-in storage and access to a beautifully finished cloakroom with WC and vanity basin with drawers under.

The bright and inviting sitting room is flooded with natural light, featuring UPVC French doors that open onto the attractively landscaped rear garden, creating a wonderful sense of space and seamless indoor-outdoor flow. This space is ideal for al fresco dining and entertaining or simply relaxing, with an awning providing shade in the summer months. A fitted cupboard adds further practicality.

The modern kitchen/dining room has been recently refitted to a high standard, offering ample storage and generous preparation surfaces. Two large UPVC double-glazed windows enhance the light-filled feel, with integrated appliances including an eye-level oven, ceramic hob and fridge. A door leads to an inner lobby with stairs to the first floor, with large understairs cupboard and access to a practical boot room with a door opening onto the rear garden.

Upstairs, the sense of light and space continues with three well-proportioned bedrooms, two of which benefit from fitted wardrobes and cupboards. These are served by a sleek, modern shower room featuring a walk-in shower, vanity basin with storage and concealed cistern WC and completes the accommodation.

Outside

Externally, the landscaped rear garden has been thoughtfully designed to combine ease of maintenance with a relaxing outdoor setting, ideal for al fresco dining and entertaining throughout the seasons. The property further benefits from a garage featuring an up-and-over door, power and a courtesy door to the garden, providing excellent storage or secure parking.

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, alongside well-known national retailers.

Located in the heart of Suffolk, Bury St Edmunds is renowned for its vibrant twice-weekly produce market, held every Wednesday and Saturday. Its rich heritage is reflected in landmarks such as St Edmundsbury Cathedral, the beautiful Abbey Gardens, and the historic Abbey of St Edmund, all providing a tranquil green setting in the heart of the town.

The property itself is ideally positioned to the south of the town, offering convenient access to West Suffolk Hospital and the A14, making it particularly well suited for commuters and healthcare professionals.

From charming medieval streets and striking historic architecture to contemporary shopping and leisure facilities, Bury St Edmunds offers the perfect balance of old and new, and remains one of Suffolk's most sought-after destinations for both residents and visitors alike.

Directions

From Bury St Edmunds town centre, proceed south via Southgate Street. At the roundabout, take the third exit onto Callum Road. At the next roundabout, take the first exit onto Nowton Road, then turn right onto Steward Road. Bright Close will be found on the right-hand side.

Services

Mains gas, electric water and drains are connected. Gas fired central heating (boiler replaced 2024)

- Immaculately presented
- Bright and airy with well proportioned rooms
- New kitchen/diner
- Good sized sitting room
- New modern shower room
- Cloakroom
- UPVC double glazing & gas central heating
- Landscaped garden
- Garage
- Easy access to West Suffolk Hospital and town centre

Council Tax: West Suffolk Band: B

Broadband speed: Up to 1000 mbps available (Source Ofcom)

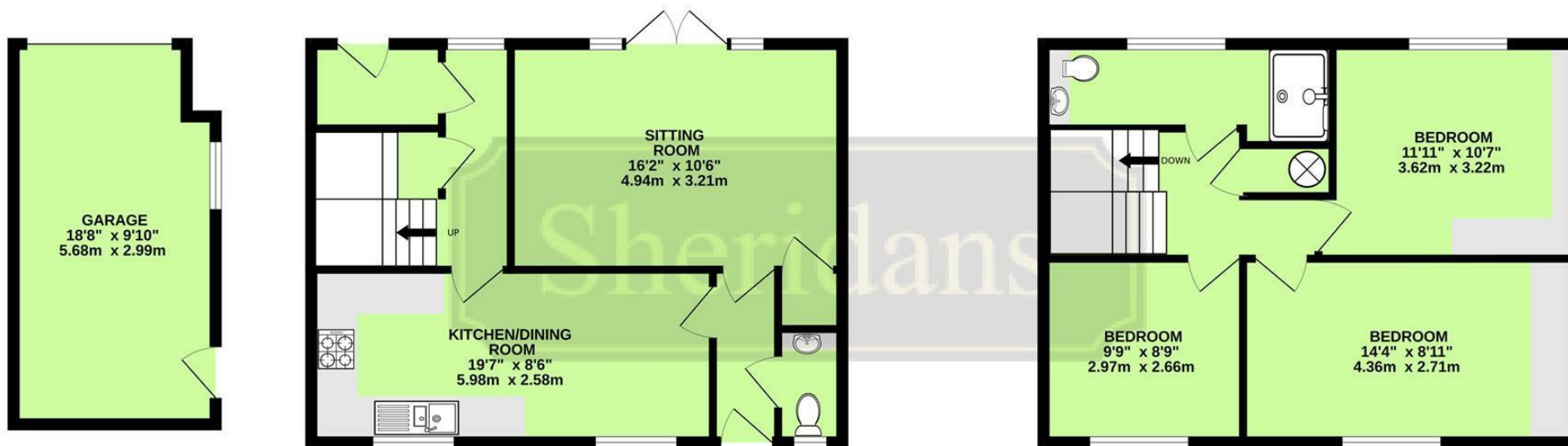
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: No Risk



GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 1023sq.ft. (95.0 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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