



Springfield Road, Bury St Edmunds

Sheridans



# Springfield Road, Bury St Edmunds IP33 3AR

Guide Price £375,000

This super Victorian home has three double bedrooms and two bathrooms, a driveway, is within walking distance of the town and provides beautifully presented and contemporary living whilst enjoying a good sized garden.

Set within a highly sought-after residential area just a short stroll from the town centre, this attractive period townhouse offers characterful accommodation arranged over three floors, complemented by a generous rear garden and the rare benefit of private off-road driveway parking directly in front of the property. Retaining much of its Victorian charm, the property provides excellent versatility, with well-proportioned rooms and a useful converted basement offering further flexibility for working or guest space.

The ground floor is approached through an elegant entrance door opening into a welcoming sitting room, featuring a bay window, period-style fireplace and bespoke storage. The room flows naturally into the dining room, a comfortable space ideal for everyday living and entertaining, with views over the garden and access through to the kitchen. The kitchen itself is fitted with a range of contemporary cabinetry, plentiful worktop space and dual-aspect windows allowing for excellent natural light.

On the first floor, two generous double bedrooms enjoy elevated views towards neighbouring period homes. A well-appointed family bathroom is located to the rear, fitted with both a separate shower and a classic freestanding bath, blending traditional style with modern convenience.

A particular strength of the property is the spacious lower-ground level, offering highly adaptable accommodation. Currently arranged as a bedroom with adjoining study/dressing area and shower room, this floor provides an ideal space for guests, a home office, hobby room or teenage retreat, with independent access options and ample built-in storage.

## Outside

The rear garden is of notable size for a town location, with a paved terrace leading to a long lawn bordered by mature planting—an inviting area for outdoor dining, gardening, or simply enjoying a peaceful outlook. To the front of the house, private driveway parking is a valuable feature seldom found in this style of property.

## Location

The property is perfectly situated in a quiet area within walking distance of the historic town centre and train station. It is close to well-regarded schools and sports facilities, and uniquely independent shops (as well as well known high street stores, 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 its rich history and its broad range of venues for dining, shopping and relaxing. These include an impressive fresh produce market every Wednesday and Saturday and the famous burgeoning Christmas market which features artisans, world cuisine stalls, Victorian funfair attractions and a carol service. 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.

- No onward chain
- Three double bedrooms
- Walking distance to the town centre
- Off road driveway parking
- Sitting Room
- Well equipped kitchen
- Attractive first floor bathroom
- Dining room
- Good sized rear garden

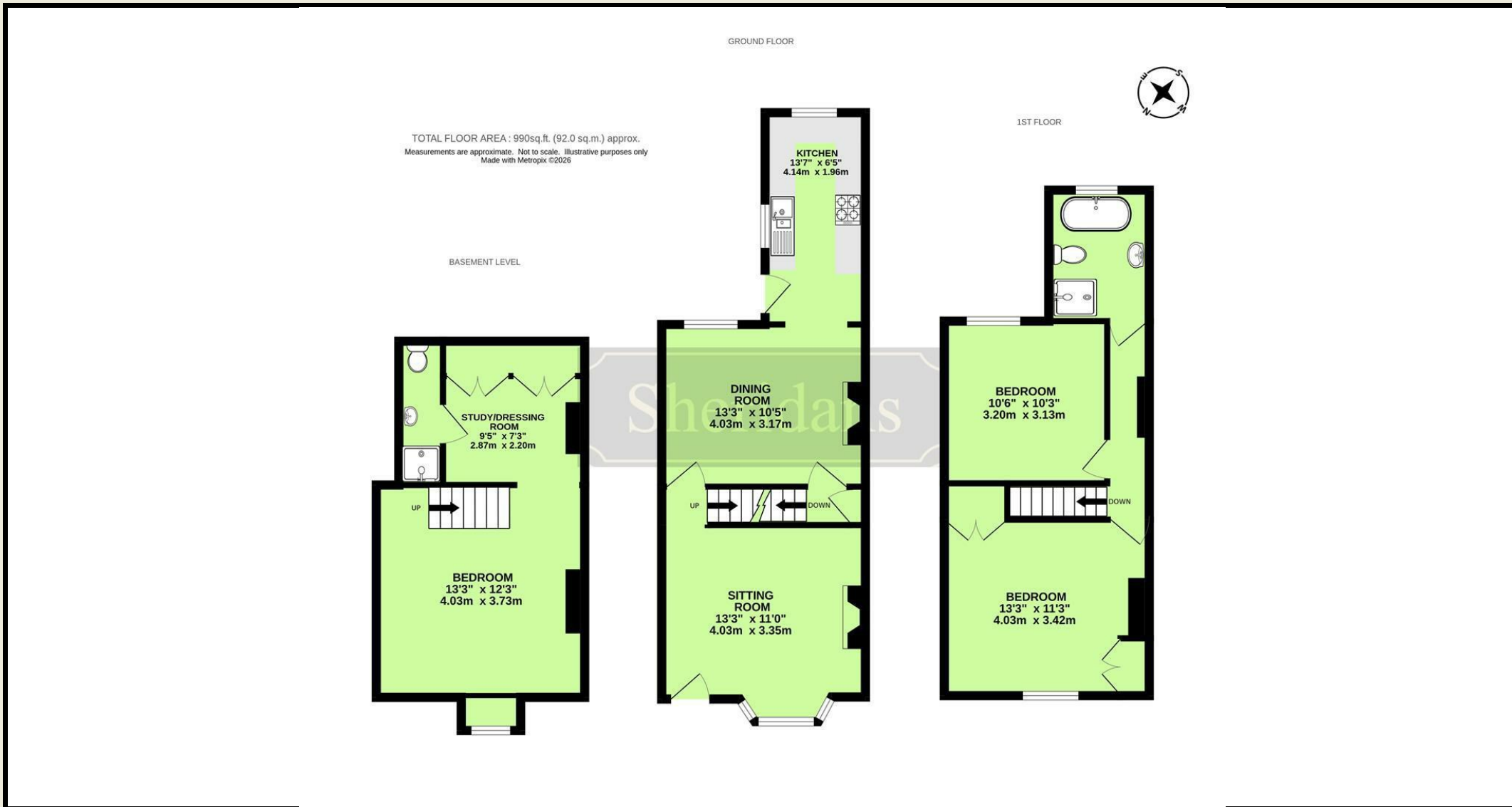
## Directions

From the town centre proceeding west along Risbygate Street following the road straight across the roundabout. Turn right onto Springfield Road and follow the road towards the end where number 96 will be found on the right hand side

## Services

Mains electricity, gas, drainage and water. Heating - Gas fired  
Council Tax: West Suffolk Band: B  
Broadband speed: Up to 1800 mbps available (Source Ofcom)  
Mobile phone signal for: EE, Three and O2 (Source Ofcom)  
Flood Risk: No Risk





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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