



Trigg Way, Bury St. Edmunds

Sheridans



A beautifully presented and recently built two-bedroom terraced home, enjoying a pleasant position within this popular residential development, offering well-arranged accommodation, off-road parking and a landscaped rear garden.

This attractive modern home has been tastefully maintained and decorated throughout, providing bright and contemporary living space ideally suited to a range of discerning buyers including first-time buyers, downsizers or investors alike. The property is approached over a driveway providing off-road parking, with a smart brick façade and canopy porch creating an appealing first impression.

An entrance hall leads through to a generous sitting room, a light and inviting space with a front-facing window and modern flooring, ideal for relaxing or entertaining. The well-appointed kitchen/dining room is fitted with a range of contemporary wall and base units, integrated appliances and ample worktop space. There is plenty of room for a dining table and French doors open directly onto the rear garden, allowing natural light to flood the space. A particularly useful addition is the separate utility room, offering

additional storage and space for appliances whilst neatly concealing everyday tasks, alongside a conveniently located cloakroom.

The first floor provides two well-proportioned bedrooms. The principal bedroom is a spacious double overlooking the rear garden, while the second bedroom is ideal as a guest room, nursery, or home office. Both bedrooms are served by family bathroom, fitted with a modern white suite including a bath with shower over.

### Outside

The rear garden is fully enclosed and enjoys a good degree of privacy, being mainly laid to lawn with a paved patio area ideal for outdoor seating. Fenced boundaries and a practical garden shed complete the space.

To the front, there is allocated driveway parking and a small planted area adding kerb appeal.

### Location

Trigg Way forms part of a sought-after modern development on the edge of Bury St Edmunds, well placed for access to local amenities, schools and transport links. The historic town centre offers an excellent range of shopping, dining and leisure facilities, alongside mainline rail links to Cambridge and London.

- Beautifully presented modern terraced home
- Two well-proportioned bedrooms
- Spacious sitting room with front aspect
- Contemporary kitchen/dining room with French doors to garden
- Separate utility room and ground floor cloakroom
- Stylish first floor bathroom with modern suite
- Private, enclosed rear garden with patio and lawn
- Off-road driveway parking to the front
- Situated on a popular and well-served development

### Services

Mains electricity, gas, drainage and water.

Heating - Gas boiler

Council Tax: West Suffolk Band: B

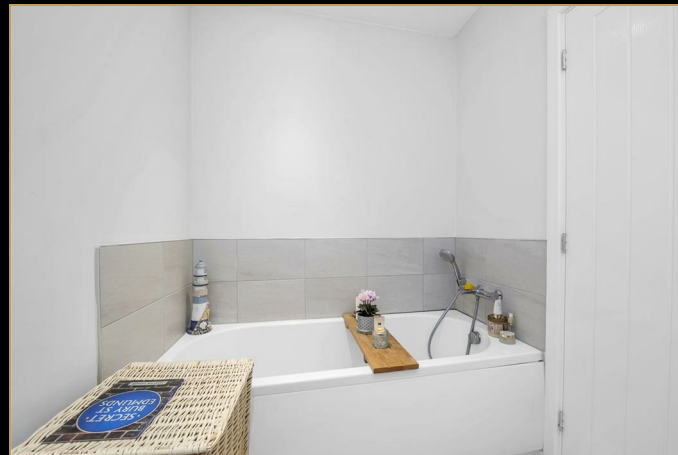
Broadband speed: Up to 1800 mbps available (Source Ofcom)

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

Flood Risk: Very Low Risk (Source Gov.uk)

Service charge: £200 per annum

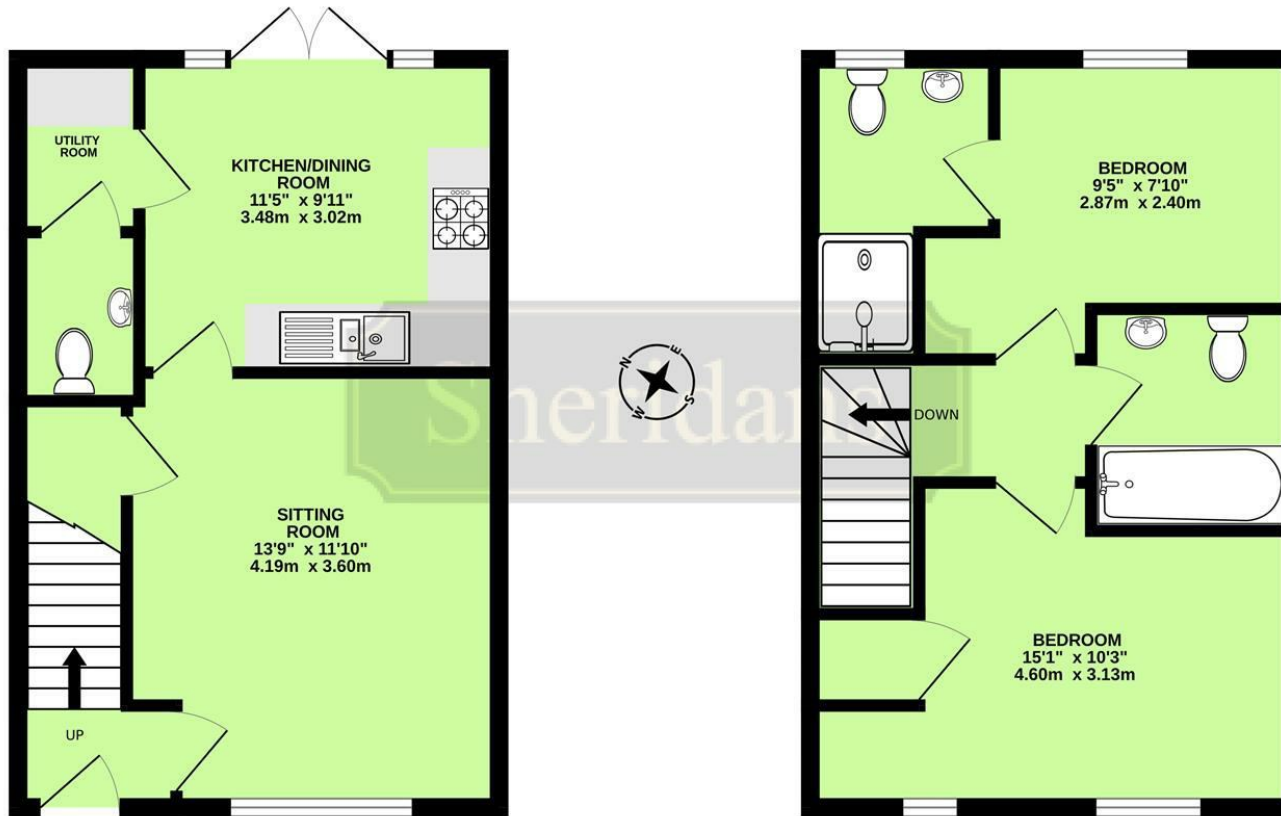
NHBC Warranty: 5 years remaining.



GROUND FLOOR

1ST FLOOR

TOTAL FLOOR AREA : 732sq.ft. (68.0 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2026



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**

**Web:** [www.sheridans.ltd.uk](http://www.sheridans.ltd.uk) **Email:** [info@sheridans.ltd.uk](mailto:info@sheridans.ltd.uk)

**Bury St. Edmunds Office**  
 19 Langton Place,  
 Bury St Edmunds, IP33 1NE  
 Tel: 01284 700 018

**Knightsbridge London Office**  
 45 Pont Street,  
 London, SW1X 0BD  
 Tel: 020 7629 9966

Registered in England No. 04461290  
 VAT Number: 794 915 378

Registered office: Sheridans Limited, 19 Langton Place, Bury St Edmunds, IP33 1NE



**Sheridans**