



Kingsworth Road, Bury St. Edmunds

Sheridans



Kingsworth Road, Bury St. Edmunds IP32 7JA

Offers Over £450,000

A much improved detached 3 bedroom house providing immaculately presented accommodation complemented by south facing gardens.

Built of traditional brick construction beneath a tiled roof this extended and newly improved detached property is conveniently positioned on the popular Bartons Development situated within easy reach of the Abbey Gardens and historic town centre. This home benefits from three/four double bedrooms, principal with en suite shower room, two reception rooms, large kitchen/breakfast/family room, south facing landscaped garden with studio. Driveway parking.

It is understood from the vendor that new improvements carried out in 2023 include new gas boiler, column radiators throughout, new kitchen and integrated appliances, new carpets, new bathroom and en-suite, new oak doors throughout, fully redecorated and a new landscaped area at side of house and shed.

The immaculately presented accommodation currently in brief comprises of an entrance hall leading through to the spacious sitting room with window to side and stairs off to first floor. The stunning "live in" kitchen/dining room is certainly the show piece of the house, fitted with a new kitchen boasting integrated appliances and island and also stylish Bi-fold doors opening to the south facing gardens, creating a lovely light and airy atmosphere. The separate utility leads through to the cloakroom. A versatile family room/bedroom 4 completes the ground floor accommodation.

On the first floor are 3 comfortable bedrooms including a principal bedroom with re-modelled/upgraded en-suite. The re-fitted family shower room serves the remaining bedrooms and completes the first floor accommodation.

Outside

The house is approached along a driveway providing extensive vehicle parking and to the rear is a superb landscaped garden creating a wonderful outdoor area for entertaining enjoying the southerly aspect.

The landscaped garden is a delight, with two resin bound terraces, a dining area with pergola over, raised feature planter, and lawn. There is a Summer house/studio positioned at the rear of the garden which would provide the new owners an additional versatile space, it also has it's own power supply. The garden is enclosed by a mixture of wall and fencing offering a high level of privacy.

Location

Bury St Edmunds is a picturesque, thriving market town which brings together the old and the new. The town boasts a great collection of venues for eating, drinking, shopping, and relaxing, making it a great place to live, work, visit and study.

The market town, with its impressive produce market every Wednesday and Saturday, is nestled in the heart of Suffolk. It is known for the Abbey Gardens, a ruined abbey right in the town centre. Bury is a very popular destination for locals and tourists to the area. Visit the old side of the town to see the Cathedral in all its glory, the medieval quarter of the town and the Abbey Gardens itself, or browse the newer side of the town to discover its large assortment of shops, restaurants and entertainment centres.

Directions

From the town centre, proceed along Eastgate Street and into Barton Road. Take the second turning on the right into Kingsworth Road, where the house will be found further on the left hand side.

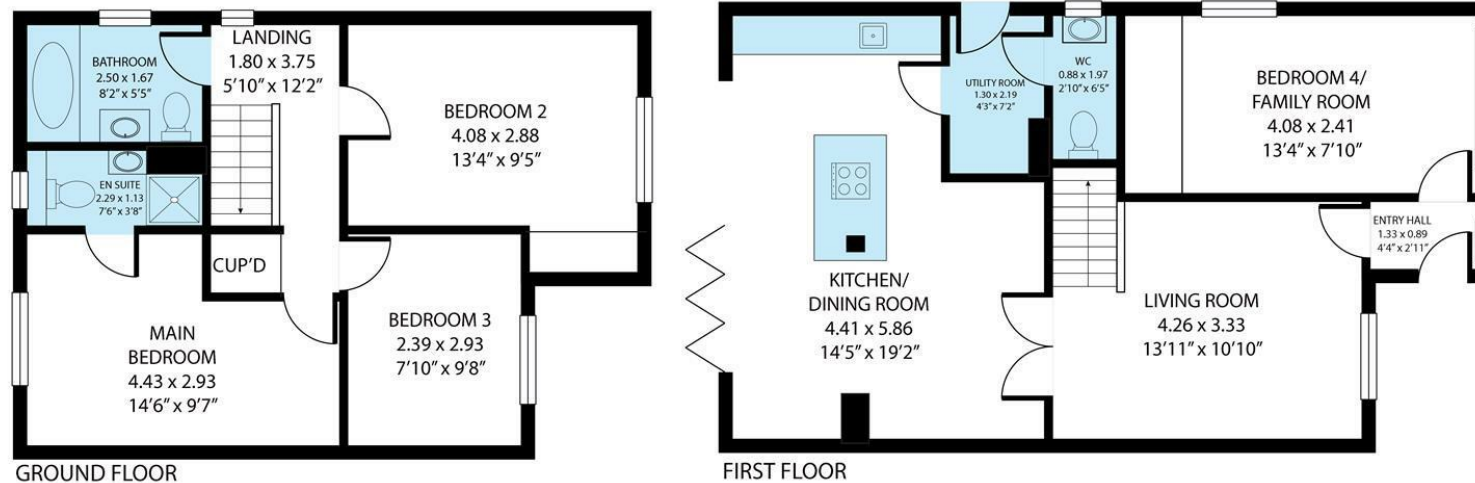
What3words://////decking.crafted.divider

- Newly upgraded detached house on edge of town
- South facing gardens ideal for entertaining
- Ample off road parking
- Immaculately presented with high quality features
- Sitting room
- Family room/bedroom 4
- Stunning kitchen/dining room with island and Bi-fold doors to gardens
- Utility, cloakroom
- Principal bedroom with stylish en-suite
- 2 remaining bedrooms and luxurious family shower room

Services

All mains services are connected. New combi gas boiler 2023.
Council Tax: West Suffolk Band: D
Broadband speed: Up to 1000 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: No Risk





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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

Registered in England No. 04461290

VAT Number: 794 915 378



Sheridans