



Horsecroft Road, Bury St Edmunds

Sheridans



Horsecroft Road, Bury St Edmunds IP33 2DU

Guide Price £775,000

Set within a sought-after residential area on the edge of Bury St Edmunds on a quiet road, this substantial and well presented family home offers wonderfully light accommodation of impressive proportions. Furthermore the vendors have invested in modern solar panels with battery storage making the most of the lovely sunny west facing aspect.

The property sits centrally in its plot and provides a superb blend of comfort, flexibility and style, with mature gardens creating an attractive and private non estate setting.

Approached over a generous frontage with ample parking, the house immediately conveys an inviting sense of space. Once inside, the welcoming reception hallway leads to a series of well-arranged rooms, each benefitting from excellent natural light thanks to large windows and open aspects to the gardens.

The sitting room is a charming and comfortable space, centred around a wood-burning stove and featuring French doors opening directly onto the rear terrace—ideal for summer entertaining or simply enjoying the garden views. A separate dining room provides an elegant environment for more formal gatherings, complemented by a bay window that enhances the flow of natural light.

At the heart of the home lies the stylish kitchen, fitted with sleek contemporary cabinetry and high-quality appliances. Opening through to the breakfast room, this area forms a practical and sociable everyday living space, connecting effortlessly with the garden beyond.

Upstairs, the property continues to impress, offering four generous bedrooms. The principal bedroom is notably spacious, featuring extensive fitted wardrobes and a lovely bay window with leafy outlooks. The remaining bedrooms are equally well proportioned,

each thoughtfully decorated and enjoying pleasant views. A well-appointed family bathroom and additional shower room en-suite which is in the bedroom over the garage with views across the rooftops to the cathedral tower that completes the first-floor accommodation

Outside

The established sunny rear garden provides an appealing combination of lawned areas, mature planting and secluded seating spots, creating a tranquil environment for relaxation. The integral garage offers useful additional storage or potential for further adaptation, subject to any necessary consents. There is also power in the back garden.

Location

The property is situated in one of the town's most desirable roads. Bury St Edmunds is famously known as the 'Jewel in the Crown of Suffolk' with a 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. 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 around an hour's door-to-door journey from the house.

- Attractive detached family home set on a quiet non estate road in approximately one third of an acre
- Solar panel system with battery storage
- Sunny west facing good sized rear garden
- Garage and large driveway
- Four bedrooms
- Three reception rooms
- Two bathrooms and a downstairs cloakroom
- Easy access to the town and major road links to Cambridge
- Excellent potential to extend subject to the usual consents

Directions

From Bury St Edmunds town centre proceed west along Westgate Street. At the double roundabout follow the road straight across onto Out Westgate. Proceed straight across the traffic lights and then take the second left onto Horsecroft Road just after the shops. Follow up the hill where number 14 will be found.

Services

Mains electricity, gas, drainage and water supplied.

Council Tax: West Suffolk - Band F

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

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

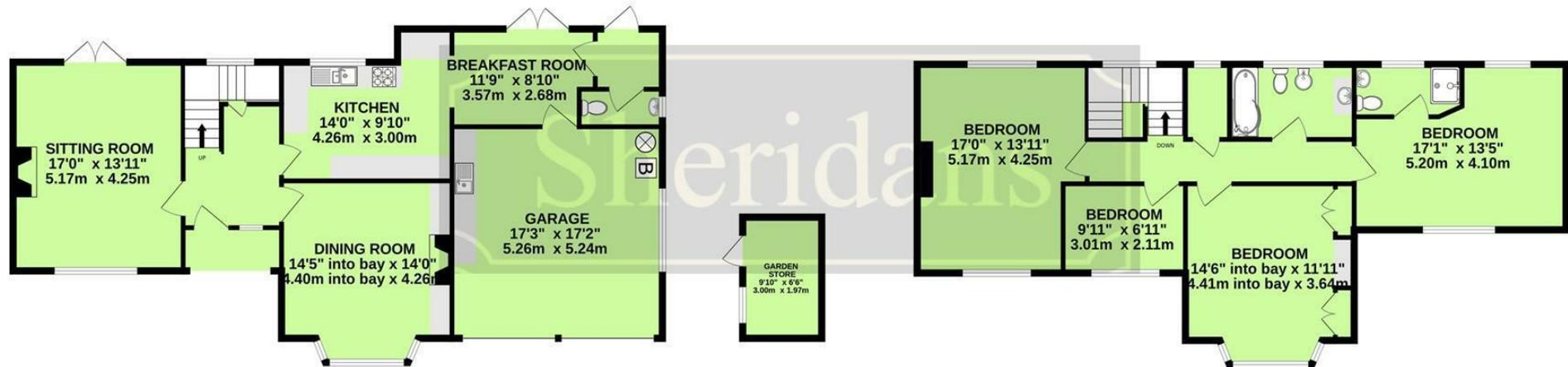
Flood Risk: No Risk



GROUND FLOOR

TOTAL FLOOR AREA : 1776sq.ft. (165.0 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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1ST FLOOR



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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