Sicklesmere Road, Bury St. Edmunds

Sheridans

Sicklesmere Road, Bury St. Edmunds IP33 2BW

Offers Over £225,000

A charming flint-fronted town cottage with delightful garden, home office and off road rear parking.

Occupying a convenient position on the sought-after south side of Bury St Edmunds, this charming period cottage forms part of an attractive terrace of traditional flint-fronted homes and offers well presented accommodation complemented by a south facing rear garden, home office and off road parking.

Retaining much of its character and appeal, the property provides an excellent balance of period charm and modern practicality, making it ideally suited to first-time buyers, professionals, downsizers or investors seeking a character home within easy reach of the town centre and railway station.

The accommodation begins with a welcoming sitting room, tastefully decorated in contemporary tones and featuring bespoke fitted cabinetry and shelving. This inviting reception space enjoys an abundance of natural light and creates a warm and comfortable atmosphere.

Beyond the sitting room is the kitchen/breakfast room, fitted with a range of practical units beneath work surfaces and offering space for both cooking and dining. A window overlooks the rear garden whilst a glazed door provides direct access outside, making this an ideal space for everyday living and entertaining.

On the first floor are two bedrooms and a family bathroom. The principal bedroom is a particularly attractive room, featuring a charming bay window together with fitted wardrobe storage. The second bedroom offers flexibility for guests, children or additional workspace if required.

Outside
A particular feature of the property is the enclosed south facing rear garden, which enjoys a good degree of privacy and is enclosed by attractive fencing and established brick-and-flint walls that complement the character of the cottage. The garden is predominantly laid to lawn with mature planting and paved seating areas creating an ideal environment for outdoor dining and relaxation.

Positioned at the far end of the garden is a highly versatile former garage converted to form a useful home office with two adjoining store rooms. This excellent space offers enormous flexibility and could equally be utilised as a studio, hobby room, workshop or additional work-from-home accommodation depending upon individual requirements.

Location
Bury St Edmunds is one of Suffolk's most sought-after market towns, combining historic charm with excellent modern amenities. Renowned for its Cathedral, vibrant cultural scene, theatres, cinemas, restaurants and attractive green spaces, the town offers an outstanding quality of life. A traditional market operates twice weekly, complemented by a wide range of independent shops, cafés and national retailers.

The town benefits from excellent schooling, a strong community atmosphere and superb transport links, with easy access to Cambridge, Ipswich and beyond via the A14, as well as regular rail services.

- Attractive flint-fronted town cottage
- Convenient south side location
- Walking distance to town centre
- Well-presented sitting room with fitted storage
- Kitchen/breakfast room
- Two first-floor bedrooms
- Family bathroom
- Enclosed south facing rear garden
- Home office/studio, off road parking
- Ideal first purchase, investment or downsize opportunity

Directions
When leaving Bury St Edmunds along Sicklesmere Road, the house will be found a short distance further on the right hand side.

Services
Mains electricity, water and drainage. Gas fired central heating.
Council Tax Band B. EPC Rating C.
Broadband speed: 1800 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: Very low

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

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

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

The Property Ombudsman

Sheridans