



West Road, Bury St. Edmunds

Sheridans



# West Road, Bury St. Edmunds IP33 3EN

£595,000

An attractive and well-proportioned semi-detached home, occupying a pleasant position within a mature residential setting, with stunning original stained glass windows, offering thoughtfully arranged accommodation complemented by a private rear garden, detached garage, and driveway parking.

The property is approached via a driveway providing off-road parking for a number of vehicles, leading to a detached garage set to the rear. The house itself presents traditional red brick elevations, enhanced by distinctive bay windows and an arched entrance porch, creating an immediate sense of character and kerb appeal.

An entrance hall provides access to the principal ground floor accommodation, with stairs rising to the first floor. To the front, the sitting room is a comfortable and inviting space, centred around a bay window which draws in excellent natural light.

To the rear, the kitchen/dining room forms the heart of the home, extending to over 20 ft and providing a generous open-plan arrangement suited to both everyday living and entertaining. The kitchen is fitted with a range of wall and base units, with ample work surfaces and space for appliances, while the dining area enjoys direct access to the rear garden via glazed doors. Off the kitchen there is a pantry and utility room leading onto a downstairs cloakroom.

On the first floor, a central, beautifully light landing leads to three well-proportioned bedrooms. The principal bedroom is a particularly generous double with a front aspect, complemented by two further bedrooms overlooking the rear. A family bathroom serves two of the bedrooms with an en-suite off the bedroom at the rear.

## Outside

The rear garden is a delightful feature, offering a good degree of

privacy and enjoying a mix of lawn and a timber decked terrace, ideal for outdoor dining and entertaining. Mature planting and established boundaries provide a pleasant backdrop, while the detached garage is positioned to the rear with access from the driveway. The property sits on roughly 0.22 acres (sst).

## Location

The property is perfectly situated in a quiet area within walking distance of the historic town centre. It is close to well-regarded schools and sports facilities, and uniquely independent shops (as well as well known high street stores, and including a Waitrose supermarket and Marks and Spencer food hall), 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 a bustling local 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 about an hour's door-to-door journey from the house.

## Directions

From the town centre proceed west along Kings Road, following the road into Queens Road. At the T junctions turn right onto West Road.

## Services

- Attractive semi-detached home with characterful bay-fronted elevations
- Well-proportioned accommodation arranged over two floors
- Sitting room with front-facing bay window providing excellent natural light
- Impressive open-plan kitchen/dining room extending to over 20 ft
- Fitted kitchen with ample work surfaces and space for appliances
- Useful pantry and ground floor cloakroom
- Three well-proportioned bedrooms, including a generous principal bedroom
- First floor family bathroom serving two bedrooms, with an en-suite serving the back bedroom
- Private rear garden with lawn and timber decked terrace
- Driveway parking and detached garage set to the rear

Mains electricity, gas, drainage and water. Gas Heating

Council Tax: West Suffolk Band: E

Broadband speed: Up to 5000 mbps available (Source Ofcom)

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

Flood Risk: Very Low Risk



GROUND FLOOR

TOTAL FLOOR AREA : 1281sq.ft. (119.0 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.

**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



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