Darby Close, Bury St. Edmunds

Sheridans

Darby Close, Bury St. Edmunds IP32 7LE

Guide Price £350,000

Located in a sought-after residential cul-de-sac within the popular Moreton Hall area, this immaculately presented detached modern home offers spacious and versatile accommodation, set within a generous corner plot. Built in the mid-1990s, the property combines well-proportioned living space with practical family-friendly design, making it a superb home for a range of buyers. Offering space, comfort, and excellent scope for future enhancement, it is conveniently positioned within easy reach of local amenities, schools and transport links.

Built in the mid-1990s of traditional brick beneath a tiled roof, the property is entered via a welcoming and well-proportioned entrance hall with stairs rising to the first floor and useful under-stairs storage. A convenient cloakroom with WC and wash hand basin is located off the hallway.

The bright and airy sitting/dining room provides an excellent reception space, featuring a focal fireplace and large windows overlooking the rear garden, creating a pleasant sense of light and openness. The modern fitted kitchen offers a comprehensive range of wall and base units with ample work surfaces and integrated appliances including an eye-level double oven, gas hob and stainless steel extractor hood. A practical utility area adjoins the kitchen, providing additional storage, sink unit, appliance space and direct access to the rear garden.

To the first floor, a spacious landing includes an airing cupboard and leads to well-proportioned bedrooms, all benefitting from fitted wardrobes or cupboards. The principal bedroom enjoys a range of built-in wardrobes with sliding doors and a contemporary en-suite shower room. The remaining bedrooms are served by a family bathroom. The third bedroom is currently being used as an office.

Further benefits include UPVC double glazing, gas-fired central heating with replacement boiler installed (2022) along with excellent potential to extend subject to the necessary planning consents.

Outside
Externally, the property is equally well presented. The front garden is predominantly laid to lawn with attractive planted borders and a pathway leading to the front entrance. Occupying a desirable corner plot, the home benefits from ample off-road parking and a garage with up-and-over door, power, lighting and courtesy door to the rear garden. The fully enclosed rear garden has an attractive curved lawn with well-stocked borders, a gravel seating area and a further patio space to the side which benefits from a great deal of privacy whilst enjoying sunshine throughout the day.

Location
Moreton Hall is a highly sought-after residential area offering an excellent range of recreational green spaces, scenic cycle routes and convenient shopping facilities. With easy access to Bury St Edmunds town centre, residents enjoy a wide selection of retail, leisure and cultural amenities, making the area ideal for families and professionals alike. The location is particularly well regarded for its schooling, including Sebert Wood Primary School, Abbots Green Primary Academy and the well-regarded Sybil Andrews Academy. Bury St Edmunds is a thriving and picturesque market town that seamlessly blends rich heritage with modern living. It boasts an impressive variety of shops, restaurants, cafés and leisure facilities, together with a twice-weekly market. At its heart are the beautiful Abbey Gardens and the atmospheric ruins of the historic abbey, alongside landmarks such as St Edmundsbury Cathedral and the charming medieval quarter. More contemporary areas offer a vibrant mix of retail and entertainment options, ensuring the town caters for all lifestyles.

- Popular cul-de-sac location
- Immaculately presented detached house
- Modern kitchen
- Utility room
- Well proportioned bedrooms
- Garage and ample parking
- Front and rear garden
- Easy access to amenities
- Corner plot

Directions
From Bury St Edmunds town centre, proceed along Eastgate Street and at the roundabout take the second exit onto Barton Road. At the traffic lights, turn right onto Orttewell Road. At the next roundabout, take the first exit onto Mount Road and continue then take 2nd right onto Tassel Road then immediately right onto Darby Close.

Services
Mains electricity, gas, drainage and water. Gas fired central heating (boiler replaced 2022).
Council Tax: West Suffolk - Council Tax Band C
Broadband speed: Up to 1800 mbps available (Source Ofcom)
Mobile phone signal for: Three and O2 (Source Ofcom)
Flood Risk: Very Low Risk

GROUND FLOOR

1ST FLOOR

TOTAL FLOOR AREA : 1001sq.ft. (93.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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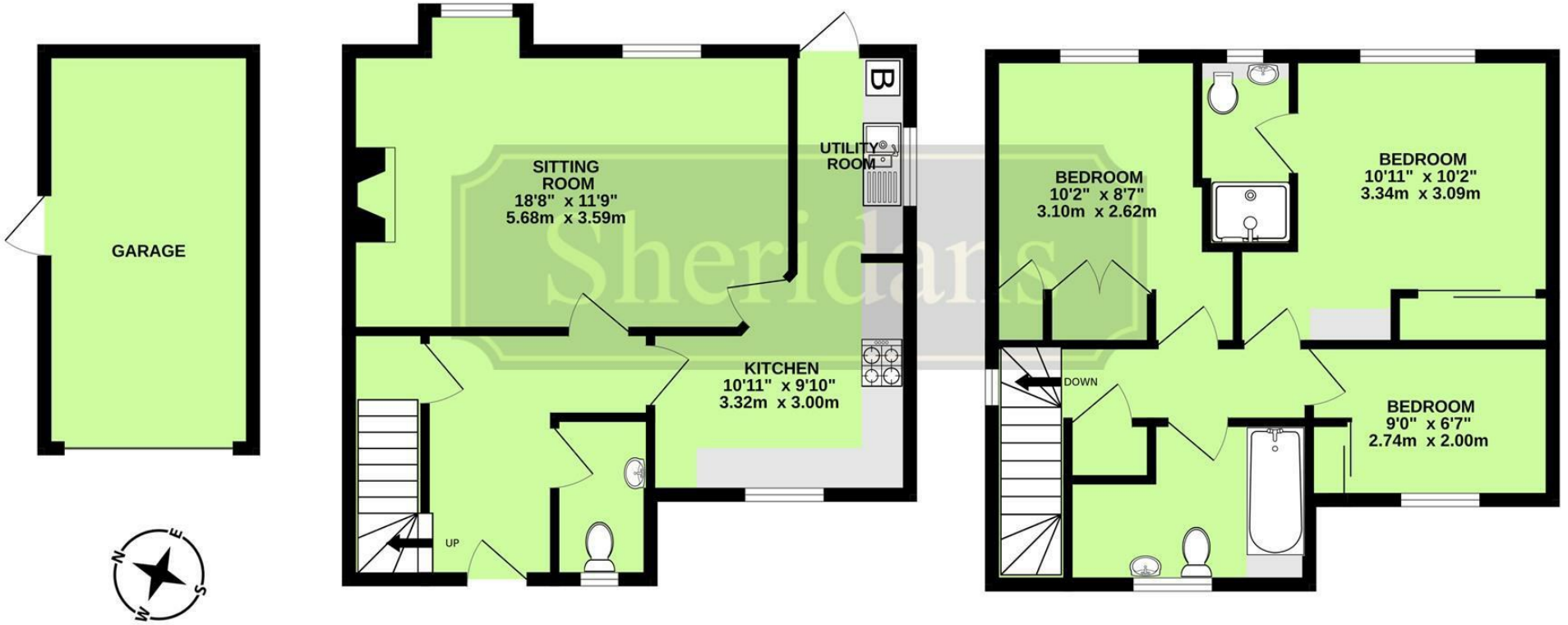

These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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