



Plot 123, Sicklesmere Road, Bury St Edmunds

Guide Price £640,000



THE
M&G
PARTNERSHIP

Plot 123, Sicklesmere Road

Bury St Edmunds

- Thoughtfully Designed, Contemporary Home
- Cloakroom, Family Bathroom & Two En-Suites
- Fitted Wardrobes In Bedroom One & Two
- Parking & Single Garage
- Open Plan Kitchen - Diner
- Energy Efficient Home
- Spacious, Dual Aspect Lounge
- Utility Room

An attractive, double-fronted family home, forming part of the sought-after Abbots Vale development by Charles Church on the edge of Bury St Edmunds.

The Whittlebury offers stylish, energy-efficient accommodation with an EPC rating of B and a layout designed for modern family living. The ground floor includes an impressive open-plan kitchen/breakfast room, spacious living room with bay window and bifold doors, separate dining room, utility room, storage and cloakroom. Upstairs are four well-proportioned bedrooms, with both bedroom one and bedroom two enjoying en suite facilities, together with a family bathroom.

Outside, the property benefits from a single garage and parking. Abbots Vale offers green open space, a play area and excellent access to schools, amenities, countryside and the town centre.



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Hall

Lounge

11' 8" x 21' 5" (3.56m x 6.54m)

Cloakroom

Dining Room

10' 10" x 11' 9" (3.29m x 3.57m)

Kitchen/Breakfast Room

14' 5" x 22' 10" (4.40m x 6.97m)

Utility

Landing

Bedroom 1

14' 5" x 12' 11" (4.39m x 3.93m)

En Suite

Bedroom 2

En suite

Bathroom

Outside: Single garage, parking and gardens

Agent Notes:

Tenure: Freehold

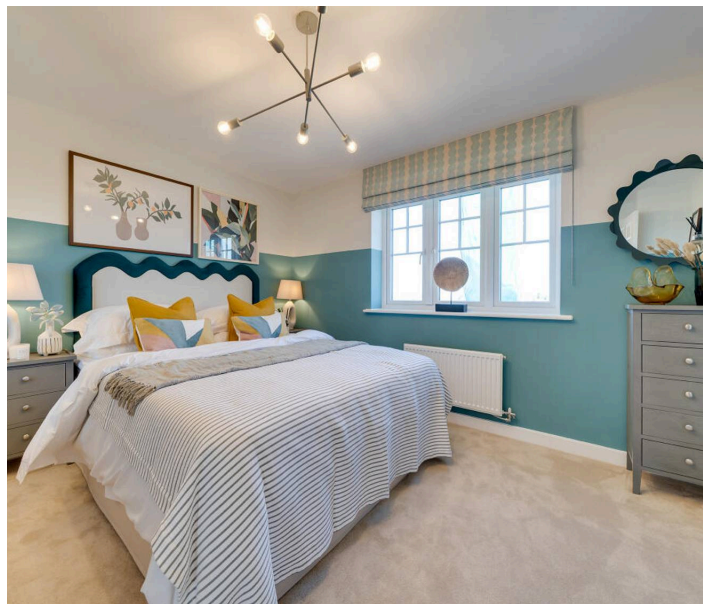
Single Garage & Parking

Energy Performance Rating: B

Estate Management Charge: £127.82 p/a

Council Tax: Not made available by local authority until post-occupation

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