



The Daubentons, Bury St. Edmunds

Sheridans



The Daubentons, Bury St. Edmunds IP33 1AR

Guide Price £395,000

A stylish and deceptively spacious three-storey townhouse, ideally located within a short walk of Bury St Edmunds town centre and Abbey Gardens. This well presented home offers light and airy accommodation throughout, together with a garage along with off road parking and is offered with no onward chain.

Built by Hopkins Homes in 2012, the property features brick construction under a tiled roof and benefits from UPVC double glazing and gas fired central heating. The accommodation is arranged over three floors and comprises a welcoming entrance hall with wood effect flooring, integral storage cupboard and stairs rising to the first floor with additional under-stairs storage. A ground floor cloakroom is fitted with a WC and wash hand basin.

The open plan kitchen/dining/family room is a particular highlight, providing an excellent space for modern family living and entertaining. Fitted with a range of contemporary units offering ample cupboard and drawer storage beneath preparation surfaces, the kitchen is complemented by an integrated double oven, gas hob and extractor hood with space for further appliances. A half glazed door opens directly onto the rear garden further enhancing the sense of light and space.

On the first floor, a landing leads to a good sized sitting room with two front aspect windows, a double bedroom and family bathroom - fitted bath with shower screen and above shower, wash hand basin and WC.

The second floor features a landing with airing cupboard and leads to the principal bedroom, complete with fitted wardrobes and a modern en suite shower room. Two further well proportioned bedrooms complete the accommodation on this level.

Outside

The front garden features planted borders with a pathway leading to the front door. To the rear, the fully enclosed garden is mainly laid to lawn with a patio area and established planted borders providing an ideal space for al fresco dining and relaxation. A gate leads to the parking and garage (en bloc) fitted with up-and-over door.

Location

Perfectly positioned within easy reach of the town centre, the property enjoys all that Bury St Edmunds has to offer, while also benefiting from a fantastic setting for walking and outdoor enjoyment, with attractive green space located at the end of the cul-de-sac. Ideal for morning strolls, dog walking or simply unwinding outdoors, the location offers a wonderful balance of town and country living.

A thriving and picturesque market town, Bury St Edmunds effortlessly blends historic charm with modern living and is renowned for its welcoming atmosphere and strong sense of community. Spend weekends wandering the beautiful Abbey Gardens, exploring the medieval streets and Cathedral, or enjoying the town's celebrated artisan scene with an abundance of independent cafés, restaurants, bars and boutiques. The popular twice-weekly produce market adds to the town's character, while the newer Arc shopping centre provides a further range of high-street shopping and entertainment options.

Directions

Leaving Bury St Edmunds town centre via Eastgate Street, continue under the A14 where the turning for East Close can be found on the right-hand side. Proceed along East Close, where The Daubentons will be found on the right-hand side.

Services

Mains electricity, gas, drainage and water.

- CHAIN FREE
- Versatile family accommodation
- First floor sitting room
- Open plan kitchen/dining/family room
- Ensuite to principal bedroom
- Garage with parking to front
- Fully enclosed rear garden
- Short walk to town centre
- Popular cul-de-sac location
- Potential investment opportunity

Heating - Gas fired central heating

Council Tax: West Suffolk Band: C

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

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

Flood Risk: Very Low Risk (source gov.uk)

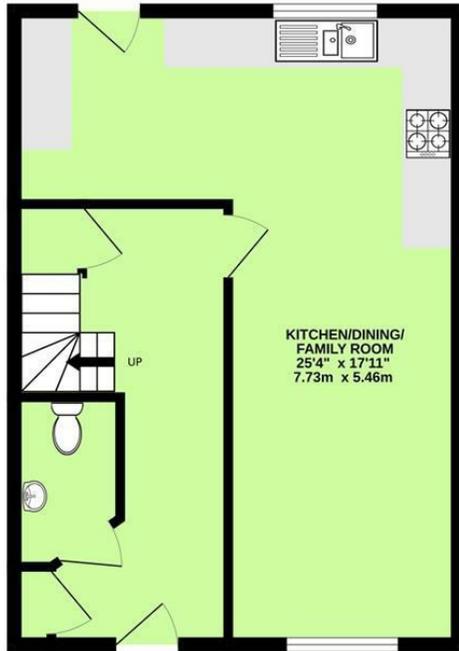
Service Charge: £80-£120 per annum for maintenance of green space

Please Note

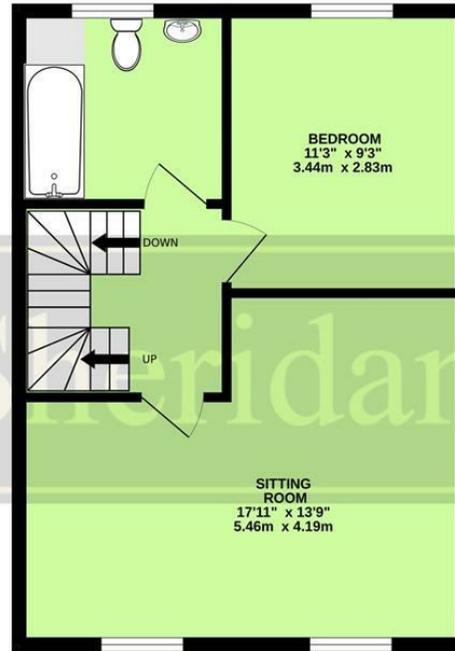
The property is currently tenanted at £1,750 per calendar month, offering an attractive investment opportunity and can be purchased either with the tenant in situ or with vacant possession.



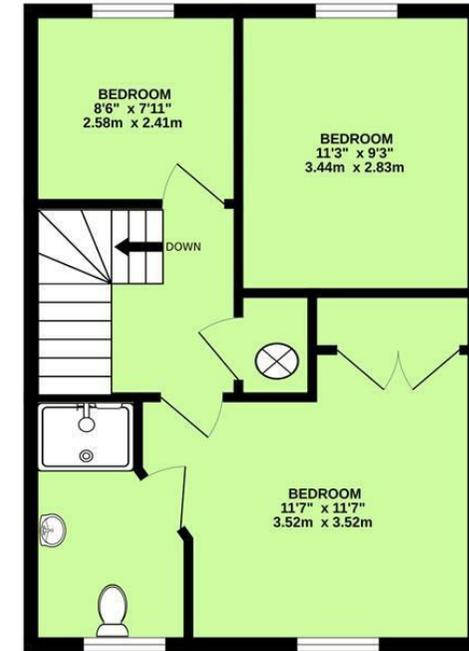
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1367sq.ft. (127.0 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.

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

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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