



THE
**Mortimer
& Gausden**
PARTNERSHIP

Sicklesmere Road, Charles Church,
Bury St Edmunds, IP33 2BS

Price
£425,000

Luxury Three-Bedroom Semi-Detached Home

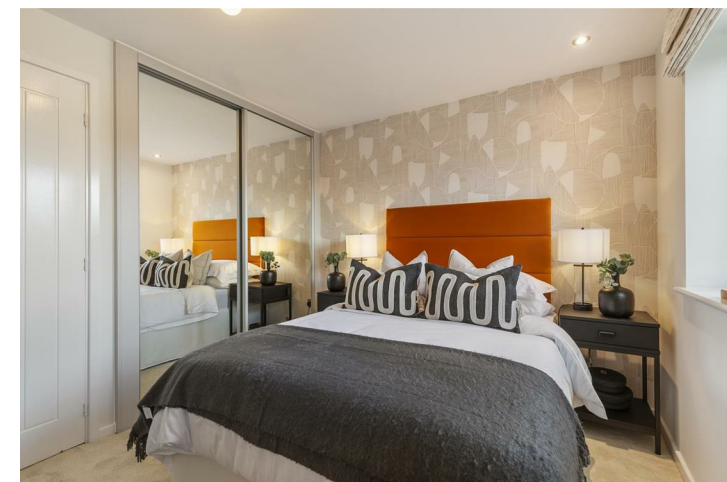
Discover Abbots Vale, a collection of energy-efficient new homes in the sought-after market town of Bury St Edmunds – where you can enjoy excellent transport links, incredible amenities and the peaceful West Suffolk countryside.

Set in historic Bury St Edmunds, Abbots Vale offers beautifully designed two, three, four and five-bedroom new homes. Positioned on the edge of town, the development provides the perfect balance between rural charm and modern convenience, including a purpose-built local play area and green open space.

Along with its own cathedral, Bury St Edmunds – the crown jewel of Suffolk – offers excellent road and rail connections, and easy access to a wealth of local amenities. From a thriving food and dining scene to culture, events and essential services, including the popular Abbey Gardens - you have everything you need on your doorstep.

Growing families will benefit from a choice of respected primary and secondary schools, making this an ideal place for well-rounded family living. With stunning green spaces and local leisure options, Abbots Vale gives you a beautiful, relaxed lifestyle and thriving community.

- Stunning Finish & Ambience Throughout
- Accredited Developer - Charles Church
- Energy Efficient Home - EPC B
- Two Double Bedrooms & One Generous Single
- En-Suite, Family Bathroom & Cloakroom
- Driveway Parking With EV Charger
- Bi-Fold Doors Overlooking Rear Garden
- Must See Property!



The Studland is a light-filled home designed for modern family living. At its heart, a spacious open-plan kitchen and dining area opens through bi-fold doors to the garden, while elegant rooflights fill the space with natural light. A separate living room offers a comfortable retreat, complemented by a utility room, downstairs WC, and clever storage throughout.

Upstairs, three bedrooms provide generous space for family or guests, with an en suite to the main bedroom adding a touch of everyday luxury.

The private driveway is suitable for two vehicles and supports an EV charging point.

Agent Notes:
Developer: Charles Church
Energy Performance Rating: B
Estate Management Charge: £150 p/a



Ground floor		First floor	
Kitchen/Dining	5.40 x 4.44m	Bedroom 1	3.09 x 3.14m
Living room	3.32 x 4.52m	Bedroom 2	2.65 x 3.29m





Ground floor

Kitchen/Dining 5.40 x 4.44m
Living room 3.32 x 4.52m

Bedroom 1
Bedroom 2
Bedroom 3

3.09 x 3.14m
2.65 x 3.29m
2.66 x 2.85m

First floor



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