



Bramley Close, Bury St. Edmunds

Sheridans



Bramley Close, Bury St. Edmunds IP32 7HP

Guide Price £835,000

Tucked away within a highly regarded cul-de-sac on the eastern side of Bury St Edmunds, this substantial detached family home offers beautifully balanced accommodation extending to approximately 1,819 sq. ft., complemented by exceptional outdoor entertaining space, a heated swimming pool and an impressive poolside bar.

The property is approached via a generous block paved driveway providing extensive parking and access to the double garage. The attractive frontage immediately creates a strong first impression, whilst inside the accommodation has been thoughtfully arranged to suit modern family living.

A welcoming reception hall leads through to a superb sitting room extending to over 22ft in length, providing an elegant and comfortable principal reception space. The adjoining dining room enjoys a pleasant outlook over the rear garden and offers an ideal setting for both formal entertaining and everyday family meals.

Positioned at the heart of the home, the well-appointed kitchen is complemented by a separate utility room and cloakroom, whilst the adjoining family room creates a versatile space for relaxed day-to-day living. Large windows and glazed doors ensure an abundance of natural light throughout the ground floor and create a seamless connection between the house and garden beyond.

The first floor provides four well-proportioned bedrooms, including an impressive principal bedroom with a dedicated dressing room and en-suite shower room. Three further bedrooms are all doubles and are served by a spacious family bathroom, making the property perfectly suited to growing families.

Outside

Outside, the rear garden is undoubtedly one of the property's most

outstanding features. Designed with entertaining in mind, it incorporates a substantial paved terrace surrounding a fully heated outdoor swimming pool, creating a wonderful setting for summer gatherings. Adjacent to the pool is a sheltered seating area and entertaining space, offering the perfect place to relax with family and friends. A separate bar building further enhances the lifestyle appeal of the property, providing an excellent venue for hosting guests throughout the year. The garden also includes areas of lawn and mature boundaries, creating a sense of privacy and seclusion, whilst the garage and additional storage areas provide excellent practicality. To the front of the property is a block paved driveway providing extensive parking and access to the double garage.

Location

The house is situated within easy reach of the historic town centre and the excellent range of schooling, shopping, recreational and cultural facilities. Bury St Edmunds is a picturesque, thriving market town which brings together the old and the new. The town boasts venues for eating, drinking, shopping, and relaxing, making it a great place to live, work, visit and study.

The market town, with its impressive produce market every Wednesday and Saturday, is nestled in the heart of Suffolk. It is known for the Abbey Gardens, a ruined abbey right in the town centre. Bury is a very popular destination for locals and tourists to the area. Visit the old side of the town to see the Cathedral in all its glory, the medieval quarter of the town and the Abbey Gardens itself, or browse the newer side of the town to discover its large assortment of shops, restaurants and entertainment centres.

Directions

From Orttewell Road, leave Bury St Edmunds on Mount Road towards Thurston and take the second left hand turning onto Appledown Drive and subsequently take the third turning on the right

- Substantial detached family home
- Four double bedrooms
- Principal bedroom with dressing room and en-suite
- Sitting room, dining room and separate family room
- Kitchen, utility room and cloakroom
- Double garage and extensive driveway parking
- Fully heated outdoor swimming pool
- Sheltered poolside seating and entertaining area
- Detached bar building with WC
- Popular cul-de-sac location

into Bramley Close with the property being found on the right hand side at the bottom of the road.

Services

Mains electricity, gas, drainage and water. Gas fired central heating.

Council Tax: West Suffolk Band: E

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

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

Flood Risk: No risk

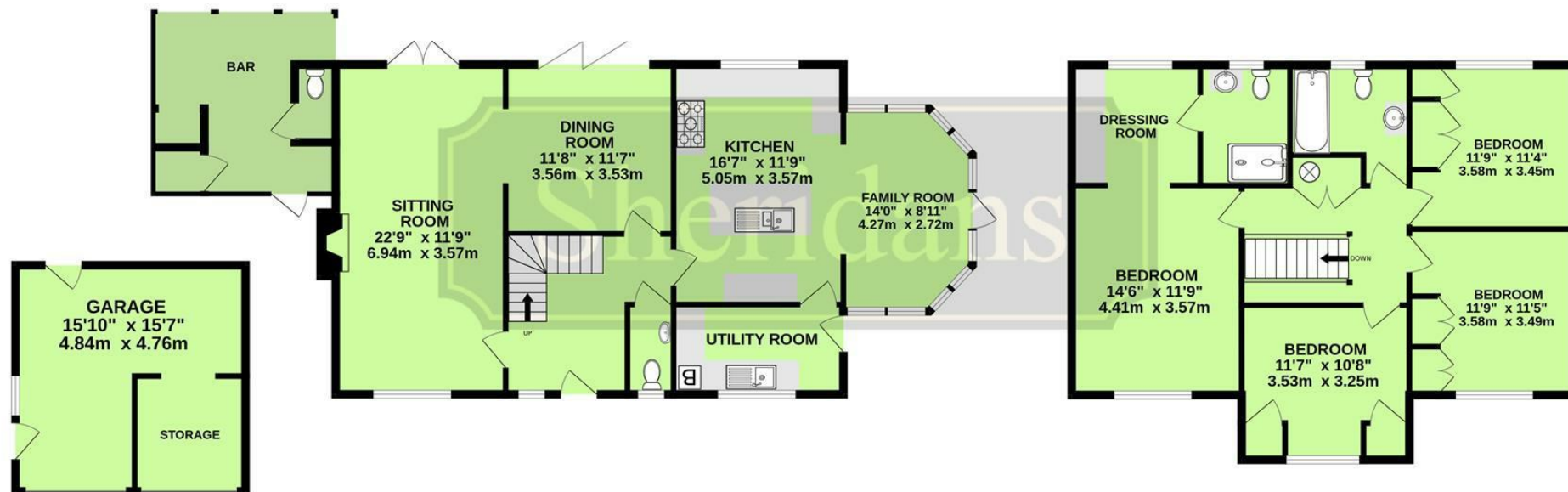




GROUND FLOOR

1ST FLOOR

TOTAL FLOOR AREA : 1819sq.ft. (169.0 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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