



Sextons Meadows, Bury St. Edmunds

Sheridans



Sextons Meadows, Bury St. Edmunds IP33 2SB

Guide Price £325,000

Set within a highly sought-after development just a short walk from the town centre, this stylish and spacious end-terraced home, built in 1996, has been recently redecorated throughout, with new carpets and fresh, modern décor. Offering light and airy accommodation, single garage and off-road parking, the property benefits from UPVC double glazing, gas-fired central heating, and is offered with no onward chain.

The accommodation in brief comprises; A secure front garden entrance leads to the front door and welcoming entrance hall with stairs rising to the first floor. A useful cloakroom with WC and wash hand basin. The dual-aspect sitting room is bright and spacious featuring fitted shelving and space for tv. The separate dining room has French doors opening directly onto the private rear garden, perfect for entertaining. The well-appointed kitchen has a range of wall and base units with new worktop, tiled splashbacks and an integrated oven and gas hob with extractor over, along with integrated fridge/freezer, space for additional appliances and a practical understairs storage cupboard.

Upstairs, a generous landing with airing cupboard and natural light leads to three bedrooms. The main bedroom includes fitted wardrobes and a private ensuite shower room with shower cubicle and wash hand basin (no WC). There are two further bedrooms served by the family bathroom, which features a freestanding bath, WC, and wash hand basin.

Outside

The attractive south-facing rear garden is fully enclosed and partly walled, designed for low maintenance with hardscaped surfaces

ideal for al fresco dining and entertaining. To the side, there is driveway parking and a garage with up-and-over door, power, and light.

Location

Bury St Edmunds is a picturesque and thriving market town that beautifully blends historic charm with modern convenience. The town offers an excellent selection of independent restaurants, cafés, bars, and boutique shops, as well as national retailers — making it a wonderful place to live, work, visit, and study.

Located in the heart of Suffolk, Bury St Edmunds is well known for its vibrant twice-weekly produce market held every Wednesday and Saturday. The town's rich heritage is reflected in landmarks such as the magnificent St Edmundsbury Cathedral, the Abbey Gardens, and the ruins of the Abbey of St Edmund, which provide a peaceful green space right in the town centre. From the charming medieval streets and historic architecture to the more contemporary shopping and leisure areas, Bury St Edmunds offers the perfect balance of old and new — and remains one of Suffolk's most desirable and popular destinations for residents and visitors alike.

Directions

From the direction from the town centre proceed south along Southgate Street where the entrance to Sextons Meadow can be found on the right hand side. Follow the road round where the property can be found after a short distance on the left hand side.

What3Words:

Services

Mains gas, electric water and drains are connected.

- Close to town centre location
- 2 reception rooms
- CHAIN FREE
- Three good sized bedrooms
- Re-decorated throughout with new carpets/flooring
- Garage and off road parking
- Fully enclosed low maintenance garden
- Quiet residential location
- Short walk to town centre
- Electrical and gas safety certificates completed

Council Tax: West Suffolk Band: D

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

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

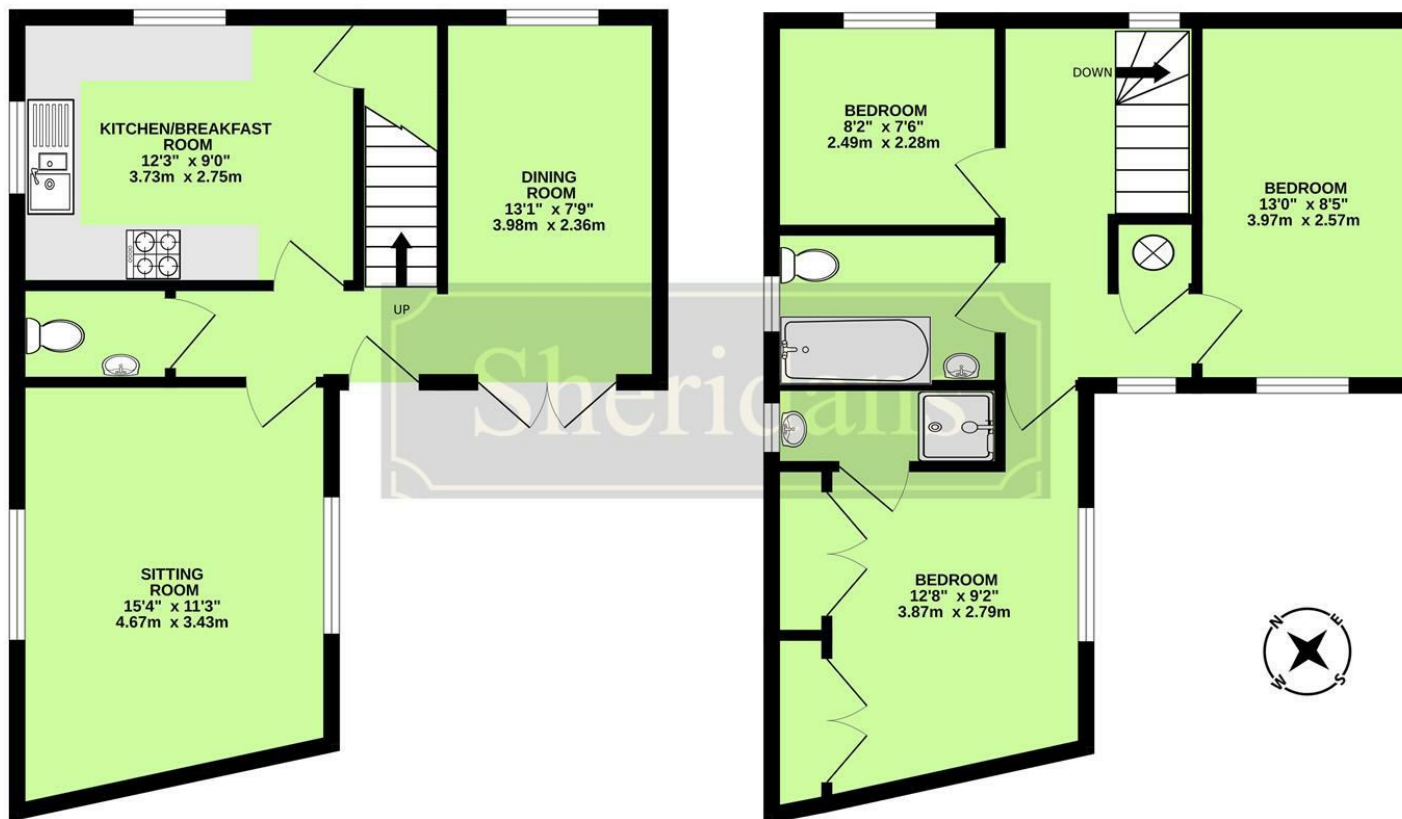
Flood Risk: No Risk



GROUND FLOOR

TOTAL FLOOR AREA : 969sq.ft. (90.0 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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1ST FLOOR



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

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