



Tassel Road, Bury St. Edmunds

Sheridans



Tassel Road, Bury St. Edmunds IP32 7LN

Guide Price £525,000

A detached executive residence occupying an enviable corner plot within a quiet spur cul de sac just off Tassel Road, set within the highly regarded Moreton Hall development. This attractive double fronted traditional brick home was originally built as the show house in 1996, featuring a tiled roof, and has been proudly owned by the same family since new and would benefit from some updating.

The property offers bright, airy and versatile accommodation, ideal for modern family living. The welcoming entrance hall leads to a downstairs wet room and onward to the main reception spaces. The sitting room is double aspect, featuring sliding patio doors opening onto the rear garden, and double doors leading through to the formal dining room, which enjoys a bay window overlooking the garden.

At the heart of the home lies the kitchen/diner/family room, fitted with a comprehensive range of wall and base units with generous preparation surfaces, an eye level double oven, gas hob and extractor hood. This space opens seamlessly into a family dining area, making it ideal for everyday family living and entertaining. Additional ground floor accommodation includes a study, perfect for home working and a utility room with a range of storage cupboards with door to side garden.

Upstairs, the spacious landing benefits from a window to the front and an airing cupboard. There are four well proportioned bedrooms, with the principal bedroom featuring an en suite shower room and range of integral fitted wardrobes. Bedroom two, three and four also features built in cupboards, while the remaining bedrooms are served by a spacious family bathroom fitted with a four piece suite, including a corner bath.

This spacious and impressive home combines a convenient location with generous accommodation, making it an excellent opportunity in one of Bury St Edmunds' most sought after residential areas.

Outside

Externally, the property is approached via a shared driveway and enjoys well-established gardens to the front, side and rear, providing excellent and

versatile outdoor space. A double garage with up-and-over doors and courtesy door is complemented by ample off-road parking.

The front garden is attractively landscaped with an abundance of mature shrubs and planting, interspersed with a neatly lawned area. The fully enclosed rear garden enjoys a good degree of privacy and is predominantly laid to lawn, complemented by mature shrubs, trees and well-stocked planted borders. A circular gravel seating area provides the perfect setting for alfresco dining, alongside a patio area directly adjacent to the sitting room. In addition, there is a useful side garden area, ideal for discreetly housing utility items and offering excellent potential for a garden shed or similar storage.

Location

Moreton Hall is a highly sought-after residential area offering an excellent range of recreational green spaces, scenic cycle routes and convenient shopping facilities. With easy access to Bury St Edmunds town centre, residents enjoy a wide selection of retail, leisure and cultural amenities, making the area ideal for families and professionals alike. The location is particularly well regarded for its schooling, including Sebert Wood Primary School, Abbots Green Primary Academy and the well-regarded Sybil Andrews Academy.

Bury St Edmunds is a thriving and picturesque market town that seamlessly blends rich heritage with modern living. It boasts an impressive variety of shops, restaurants, cafés and leisure facilities, together with a twice-weekly market. At its heart are the beautiful Abbey Gardens and the atmospheric ruins of the historic abbey, alongside landmarks such as St Edmundsbury Cathedral and the charming medieval quarter. More contemporary areas offer a vibrant mix of retail and entertainment options, ensuring the town caters for all lifestyles.

Directions

From the town centre proceed along Angel Hill into Eastgate Street. Bear right at the mini-roundabout into Barton Road, then turn right at the traffic lights into Orttewell Road. At the roundabout turn left into Mount Road (signposted Thurston), take the first right into Tassel Road and continue, where the property will be found on the right-hand side.

- Detached Executive Home
- 3 reception rooms
- Kitchen/dining/family area
- 4 well proportioned bedrooms
- 3 bathrooms (wet room ground floor)
- Additional study ideal for home working plus separate utility room
- Excellent potential to update and add value in a popular Moreton Hall location
- Double Garage and ample parking
- Gardens front, back and side
- Easy access to amenities

Services

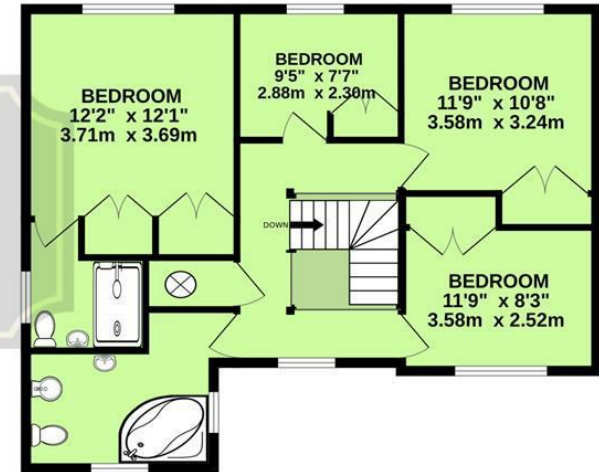
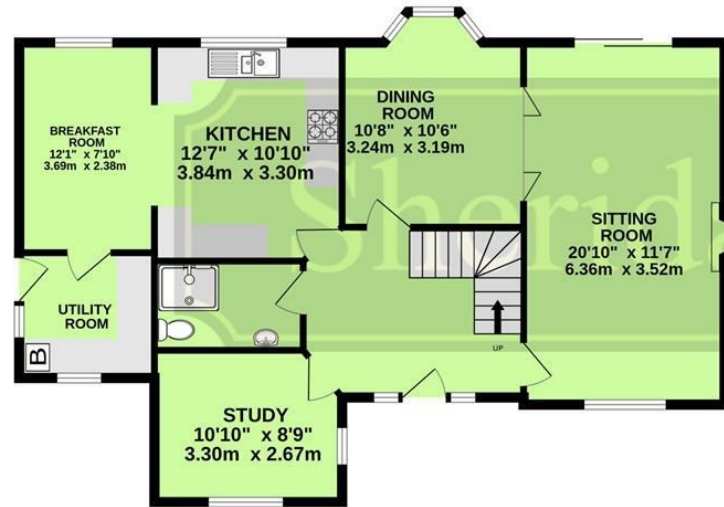
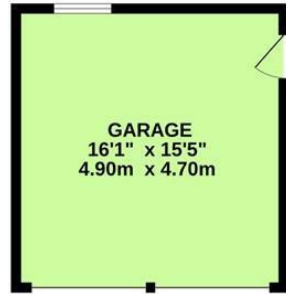
Mains electricity, gas, drainage and water. Gas fired central heating.
Council - West Suffolk - Tax Band: E
Broadband speed:- Up to 1800 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: No Risk



GROUND FLOOR

TOTAL FLOOR AREA : 1668sq.ft. (155.0 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.

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