**Boughton Way, Bury St Edmunds**

Sheridans

# Boughton Way, Bury St Edmunds IP33 1AG

**£485,000**

This attractive and well-arranged three-storey town house offers versatile, light and surprisingly spacious accommodation, ideally suited to modern living, quietly positioned within this popular residential setting.

The property is entered via a welcoming entrance hall, with a cloakroom and staircase rising to the upper floors. The ground floor provides a wonderful open-plan kitchen/dining room, extending to over 19ft, creating a sociable and practical space for both everyday living and entertaining. The kitchen is thoughtfully arranged with ample work surfaces and storage, complemented by space for dining and direct access to the rear garden. A separate snug provides a further reception area, ideal as a cosy sitting room, playroom, additional family space or even guest bedroom

To the first floor, a generous sitting room spans the rear of the property, measuring over 18ft, offering an excellent principal reception space with ample natural light. Also on this floor is a well-proportioned bedroom, conveniently positioned alongside a shower room, lending itself perfectly to guest accommodation or multi-generational living.

The second floor continues to impress, comprising two further bedrooms, including a particularly spacious principal bedroom extending to nearly 15ft. The remaining bedroom is well-sized and versatile, all served by a family bathroom.

Outside
Externally, the property benefits from a low-maintenance rear garden, designed with ease of upkeep in mind, featuring a combination of paved terrace and gravelled areas with established planting, creating a pleasant and private outdoor space.

To the front, the property enjoys an attractive outlook within a well-kept development, with the additional benefit of allocated parking and a garage.

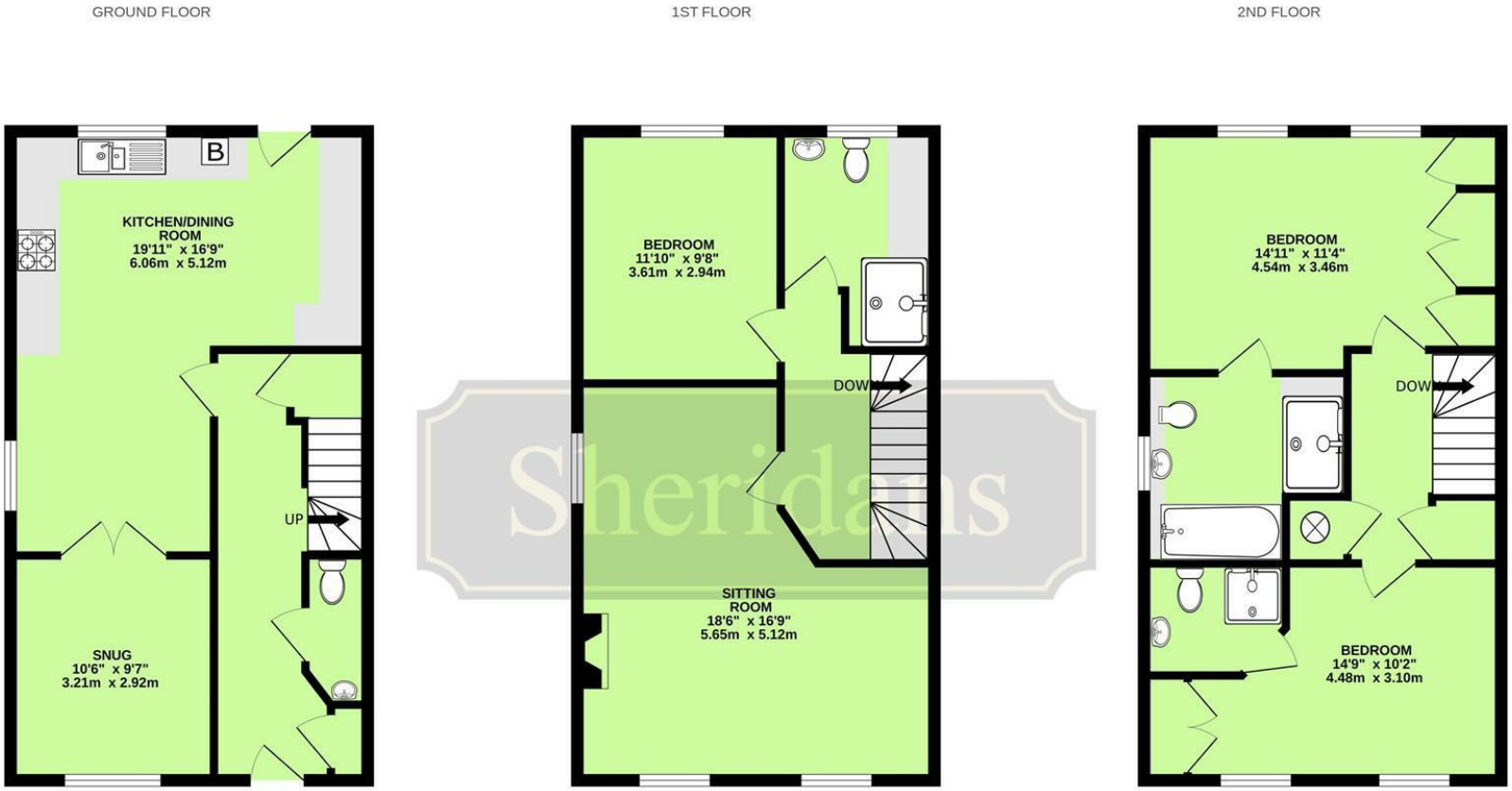
Location
The property is perfectly situated in a quiet area only 5-10 minutes walk from the historic town centre. It is close to well-regarded schools and sports facilities, and uniquely independent shops (as well as well known high street stores, and including a Waitrose supermarket just a short walk away), and the beautiful parks, cinemas, theatres and restaurants for which the town is famously known as the 'jewel in the crown of Suffolk'. The house is close to everything that gives Bury its distinct reputation for bringing together the best of old and new, with its rich history and its broad range of venues for dining, shopping and relaxing. These include an impressive fresh produce market every Wednesday and Saturday. The town is renowned for its beautiful Cathedral and for the leafy and floral Abbey Gardens with its impressive medieval ruins, all just a short stroll down from the colourful boutiques and cafe culture of the town centre.

Directions
From the town centre and Angel Hill proceed straight across the traffic lights into Mustow Street and turn left into Cotton Lane. Follow the road round to the left and to the right into the Hopkins Homes development. Turn right into Barwell Road and follow the road round to the left and turn left into Boughton Way.

3 What Words ///galloping.cakewalk.crashing

- Three storey home
- Three bedrooms
- Two reception rooms
- En-suite and built in wardrobes to the master
- En-suite and built in wardrobes to bedroom two
- Walking distance to the town centre
- Allocated parking and garage
- Modern

Service
All mains services are connected to the property.
Council Tax: West Suffolk Band: D
Broadband speed: Up to 1000 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: No Risk




TOTAL FLOOR AREA : 1561sq.ft. (145.0 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 office:** Sheridans Limited, 19 Langton Place, Bury St Edmunds, IP33 1NE

**Registered in England No.** 04461290
**VAT Number:** 794 915 378

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