



Abbotsbury Road, Bury St. Edmunds

Sheridans



Abbotsbury Road, Bury St. Edmunds IP33 2HG

Offers In Excess Of £325,000

A beautifully presented detached four-bedroom family home, offering immaculately maintained and thoughtfully updated accommodation, complete with garage and enclosed rear garden, situated on the highly sought-after west side of town.

Constructed in the 1970s of brick elevations beneath a tiled roof, the property has been significantly improved over the years and benefits from UPVC double glazing and gas-fired central heating throughout.

The accommodation briefly comprises a welcoming entrance hallway with storage cupboard and door to modern cloakroom fitted with concealed cistern WC, vanity hand basin and useful storage cupboards beneath.

The impressive open-plan kitchen/dining room forms the true heart of the home. The kitchen is fitted with an excellent range of contemporary units offering ample cupboard and drawer storage beneath granite overlay work surfaces, complemented by a generous breakfast bar with seating space below. There is space for appliances and an integral storage cupboard. The dining area enjoys French doors opening directly onto the rear garden, creating an ideal environment for both everyday family living and al fresco entertaining.

The well-appointed sitting room features an attractive fireplace and sliding patio doors, enhancing both natural light and the sense of space, completing the ground floor accommodation.

An open-tread staircase rises to the first-floor landing, where there is an additional integral storage cupboard. There is a principal bedroom, bedroom two benefits from built-in wardrobes. Two further well-proportioned bedrooms are served by a fully tiled family bathroom fitted with a shower over the bath, WC and wash hand basin.

The property is complemented by an enclosed rear garden and garage, making this an exceptional family home in a desirable location.

Outside

The front garden is predominately laid to lawn with well-maintained ornamental plants and driveway providing off-road parking, complete with an EV charging point. The garage benefits from both power and lighting, as well as an up-and-over door.

The fully enclosed rear garden is a particular feature of this property, offering a peaceful outdoor space. It is mainly laid to lawn, complemented by a patio and a charming pergola adorned with climbing plants, creating an ideal setting for al fresco entertaining or quiet relaxation. Mature planted borders provide a rich variety of shrubs and plants, while a gate offers access to the front of the property and a courtesy door leads directly to the garage.

Location

The property enjoys a highly sought-after position on the west side of town, within a short walk of the town centre and an excellent range of schooling, shopping, recreational, and cultural facilities that historic Bury St Edmunds has to offer.

Bury St Edmunds is a picturesque and thriving market town, seamlessly blending historic charm with modern amenities. The town boasts an impressive array of venues for dining, shopping, and leisure, making it an ideal place to live, work, visit, or study. The vibrant market, held every Wednesday and Saturday, sits at the heart of the town, alongside the iconic Abbey Gardens, home to the atmospheric ruins of the historic abbey.

Residents and visitors alike can enjoy the town's rich heritage, from the grandeur of the Cathedral and the medieval quarter to the contemporary shopping streets, restaurants, and entertainment facilities, offering a unique combination of tradition and modern living.

Directions

Leave the centre of Bury St Edmunds on the A143, going south towards Horringer and Haverhill. Having gone straight through the traffic lights by the Spread Eagle public house and just as leaving the town take right hand turn into Glastonbury Road, continue past school and parade of shops, turn right onto Abbotsbury Road whereby the property can be found on the left.

- Detached family home
- Good sized accommation
- Kitchen/diner opening to garden
- Cloakroom
- Garage and driveway parking
- Fully enclosed rear garden
- West side of town
- Easy access to amenities

Services

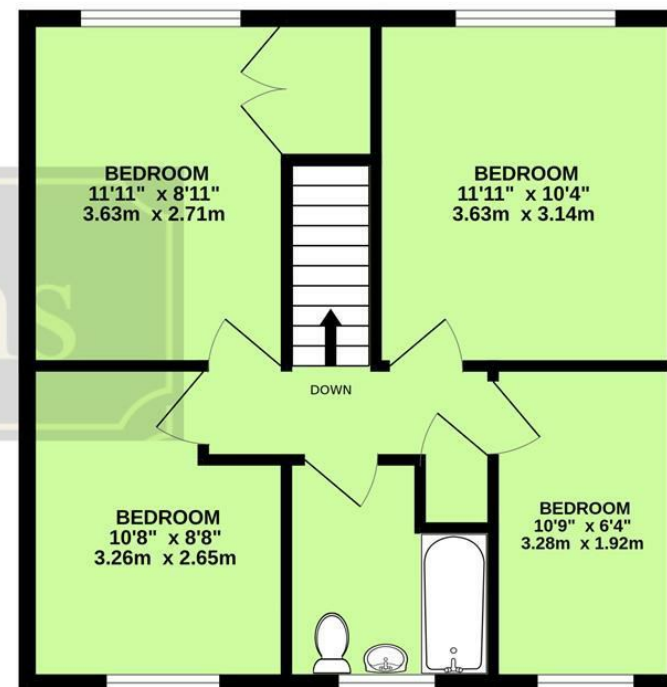
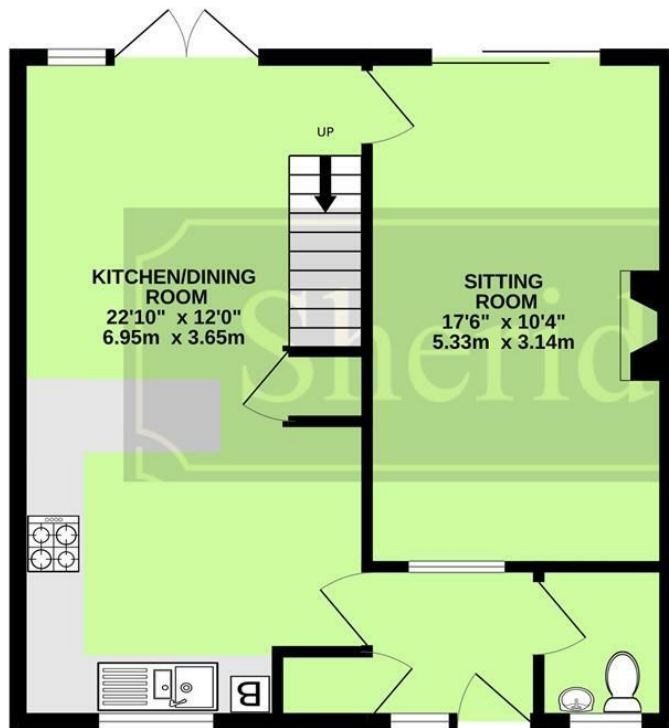
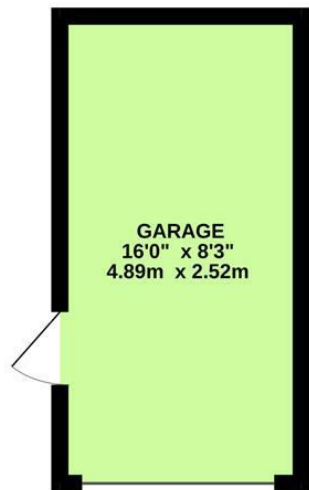
Mains electricity, gas, drainage and water. Heating - Gas fired
Council Tax: West Suffolk Band: D
Broadband speed: Up to 1000 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three and O2 (Source Ofcom)
Flood Risk: No Risk



GROUND FLOOR

TOTAL FLOOR AREA : 1033sq.ft. (96.0 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2026

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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