



Plot 128, Sicklesmere Road, Bury St Edmunds

Guide Price £670,000



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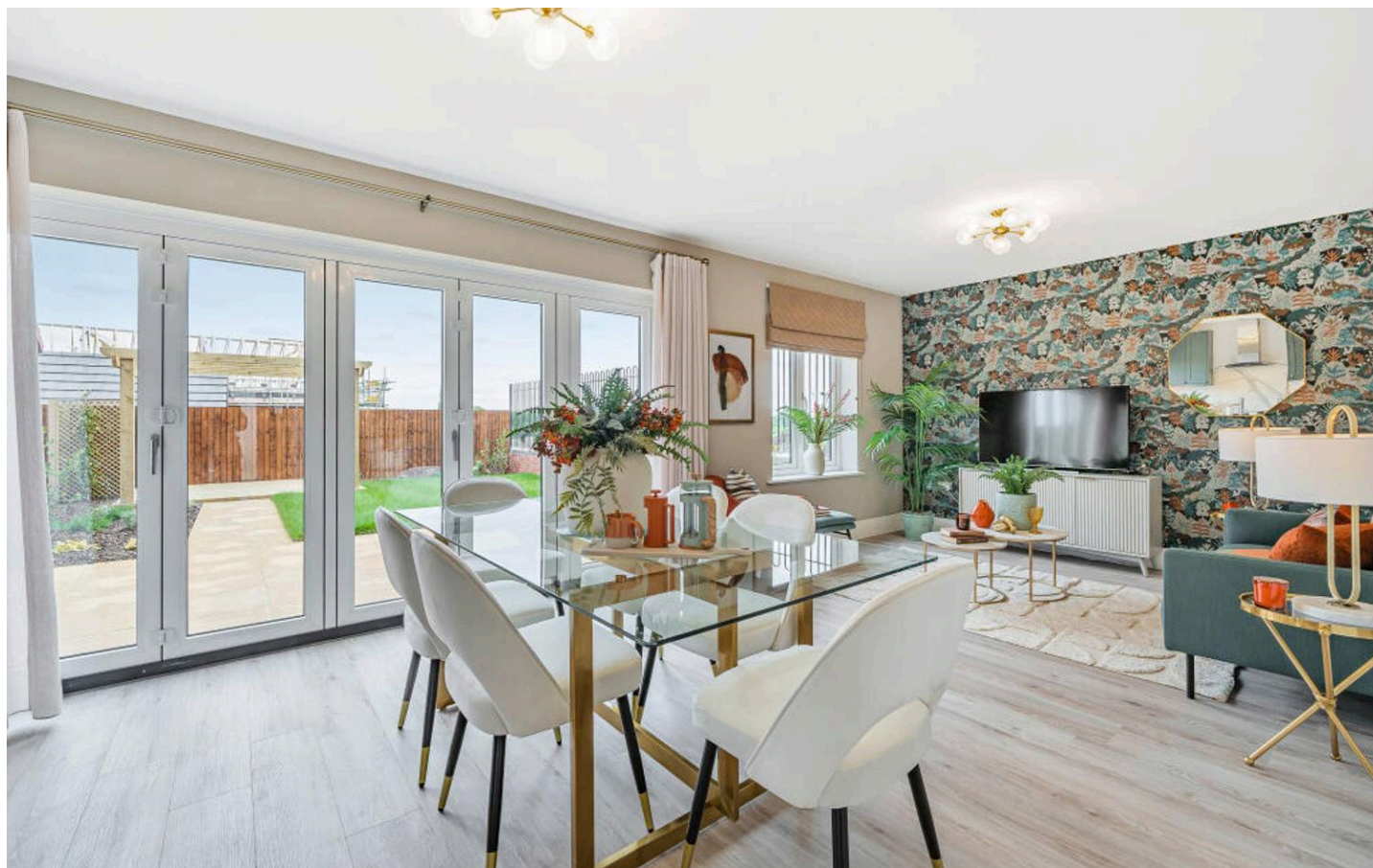
Plot 128, Sicklesmere Road

Bury St Edmunds

- Energy Efficient Home
- En-Suite To Bedroom One & Two
- Open Plan Kitchen - Diner
- Bi-Fold Doors Overlooking Rear
- Utility Room
- Cloakroom, Family Bathroom, x2 En-Suites
- Superb Location
- Accredited Developer, Charles Church

The Barmouth is a beautiful five-bedroom detached family home, forming part of the sought-after Abbots Vale development by Charles Church on the edge of Bury St Edmunds.

Designed with modern family life in mind, the property offers spacious, energy-efficient and versatile accommodation, ideal for growing families or those needing room to work, relax and entertain. The heart of the home is the open-plan kitchen/dining/family room, with bi-fold doors opening to the garden, creating a superb indoor-outdoor living space. There are also separate living and dining rooms, providing excellent flexibility for family use, guests, a playroom or home office. With five bedrooms and three bathrooms, this impressive home offers generous accommodation in a well-planned development with green space, a play area and easy access to the town centre, schools and amenities.



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Agent Notes:

ALL IMAGES FOR PROMOTION PURPOSES ONLY

Tenure: Freehold

Single Garage & Parking

Energy Performance Rating: B

Estate Management Charge: £127.82 p/a

Council Tax: Not made available by local authority until post-occupation

Approximate Room Dimensions:

Ground Floor:

Lounge: 3.92 x 5.31m (12'10" x 17'5")

Dining Room - 3.44 x 3.3m (11'3" x 10'9")

Kitchen/Dining/Family - 9.69 x 3.56m (31'9" x 11'8")

First Floor:

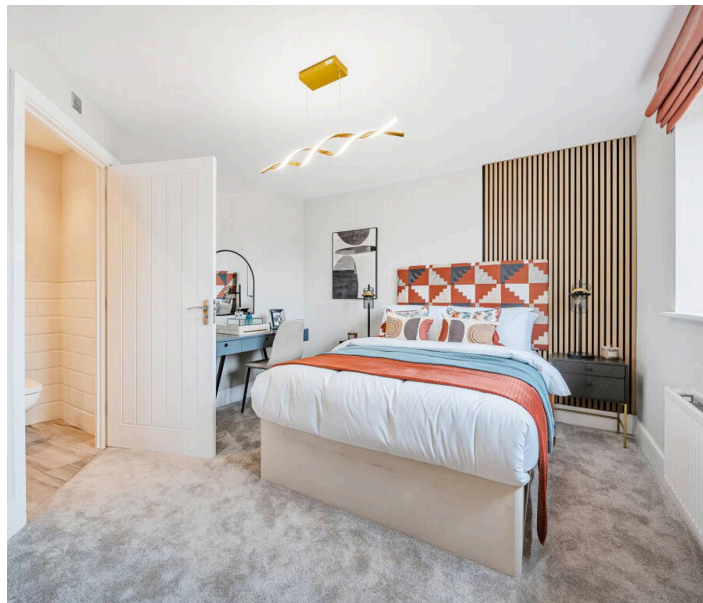
Bedroom One - 3.49 x 3.77m (11'5" x 12'4")

Bedroom Two - 3.98 x 3.38m (13'0" x 11'1")

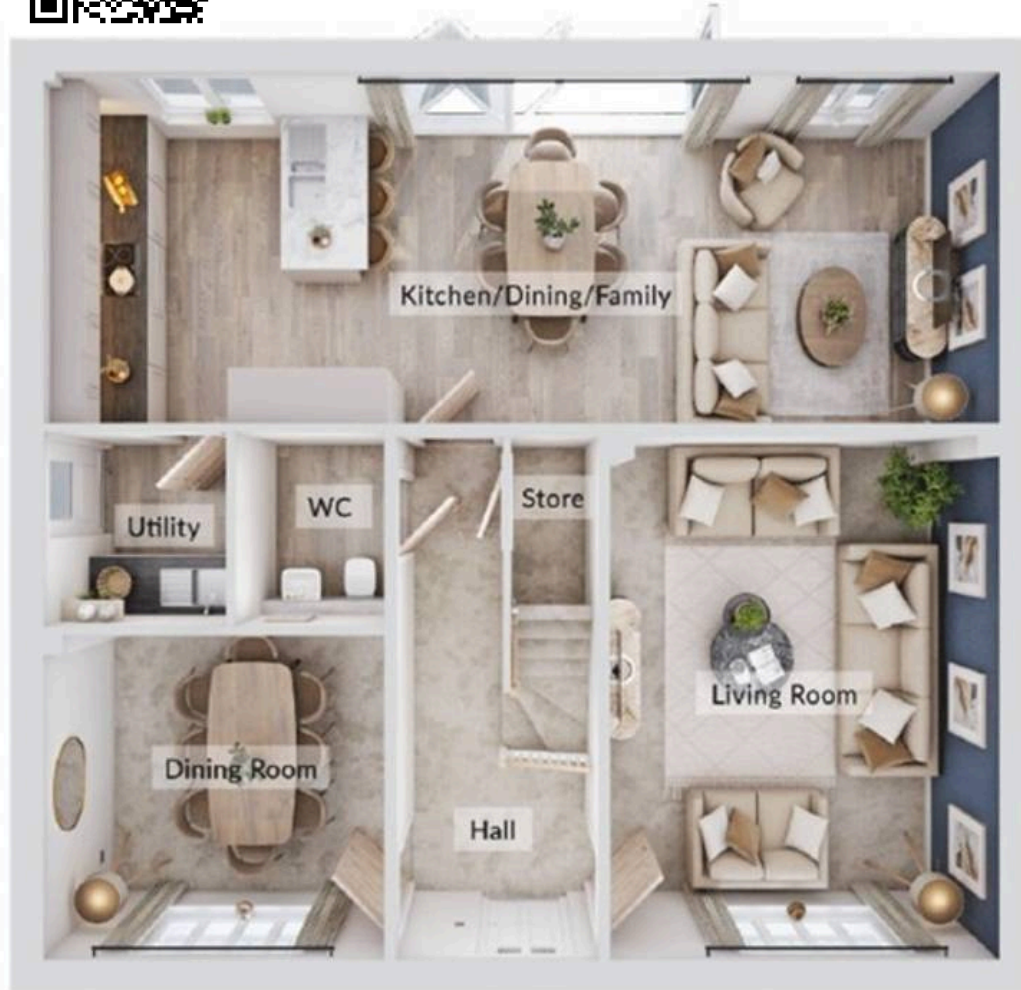
Bedroom Three - 3.2 x 2.79m (10'5" x 9'1")

Bedroom Four - 2.8 x 2.79m (9'2" x 9'1")

Bedroom Five - 3.49 x 2.73m (11'5" x 8'11")



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