



**Northgate Avenue, Bury St Edmunds**

**Sheridans**



# Northgate Avenue, Bury St Edmunds IP32 6AZ

£500,000

Tucked away along the highly regarded Northgate Avenue, this beautifully presented detached family home offers an impressive balance of generous living space, practical layout and a delightful private garden setting, all within easy reach of Bury St Edmunds' historic town centre.

The property opens to a well-considered ground floor arrangement, ideally suited to modern family living. A particularly noteworthy feature is the substantial sitting room, extending to over 29ft in length, providing a superb dual-aspect reception space with ample room for both relaxation and entertaining.

The heart of the home is undoubtedly the kitchen/dining room, a bright and sociable space measuring over 23ft, thoughtfully designed to accommodate both everyday family life and more formal gatherings, with direct access through to the adjoining utility room, offering additional storage and practicality.

Also on the ground floor is a versatile study, ideal for home working or potential use as a playroom, along with a conveniently positioned cloakroom.

To the first floor, the property continues to impress with three well-proportioned bedrooms. The principal bedroom is particularly generous, complemented by two further comfortable bedrooms, both offering flexibility for family

members or guests. These are served by a family bathroom, completing the internal accommodation.

## Outside

Externally, the property enjoys a charming and enclosed rear garden, which has been landscaped to provide a combination of lawn and patio areas. The paved seating terrace immediately adjoining the house creates an excellent space for outdoor dining and entertaining, with views across the neatly maintained lawn and established planting borders. The garden is enclosed by fencing, enhancing privacy, and benefits from a pleasant outlook.

## Location

The highly regarded area of Northgate Avenue is a tree lined road within easy reach of the town centre and the excellent range of schooling, shopping, recreational and cultural facilities. Bury St Edmunds is a picturesque, thriving market town which brings together the old and the new. The town boasts a great collection of venues for eating, drinking, shopping, and relaxing, making it a great place to live, work, visit and study.

## Directions

From the town centre proceed along Northgate Street and then proceed straight over the Northgate roundabout and onto Fornham Road. Proceed under the bridge, take the turning on the left hand side signposted Avenue Approach. At the T-junction of Northgate Avenue turn right where number 28 will be found a short distance further on the right hand side.

- Three/four bedroom detached family home
- Close to the town centre
- En-suite and downstairs cloakroom
- Ample off road parking
- Downstairs study/Bedroom 4
- Large kitchen/dining room with vaulted ceiling
- Beautifully presented accommodation
- Recently professionally landscaped rear garden

## Services

All mains services being gas, electric, water and mains drains are connected.

Council Tax: West Suffolk Band: F

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

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

Flood Risk: Very Low Risk

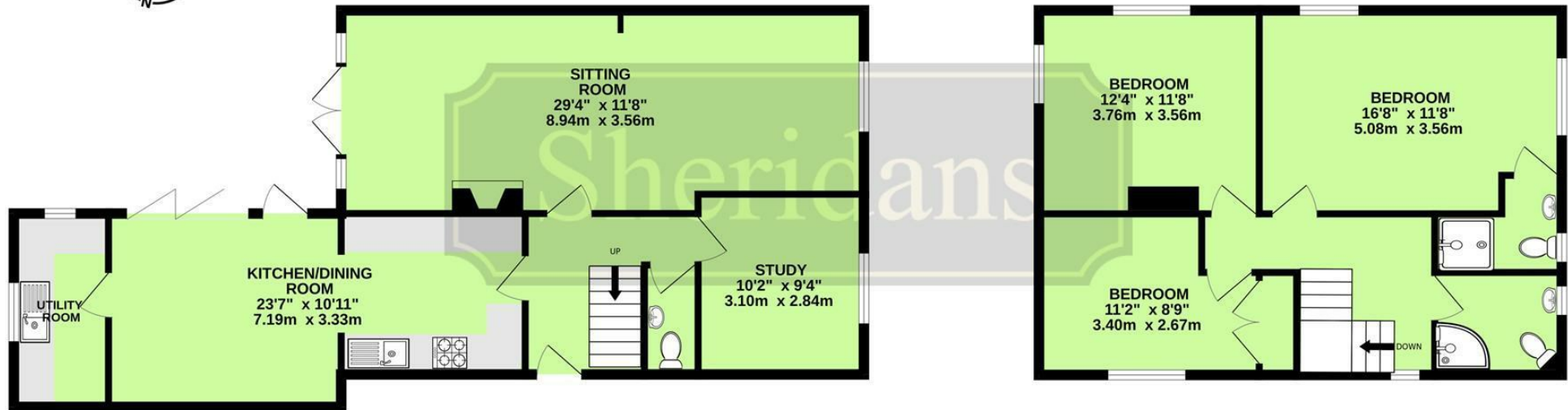




GROUND FLOOR

TOTAL FLOOR AREA : 1453sq.ft. (135.0 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**

**Web:** [www.sheridans.ltd.uk](http://www.sheridans.ltd.uk) **Email:** [info@sheridans.ltd.uk](mailto: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



**Sheridans**