



Norfolk Road, Bury St. Edmunds

Sheridans



Positioned along the ever-popular Norfolk Road, this superbly presented detached house has been thoughtfully extended and enhanced in recent years to create a bright, stylish and highly adaptable home. Offering around 1,507 sq.ft. of accommodation, the property blends modern design with a calm, understated elegance - perfect for those seeking quality living close to the town centre.

A welcoming entrance hall sets the tone for the rest of the house, with a staircase rising to the first floor and doors leading to the principal ground-floor rooms. The sitting room is a wonderfully light and spacious area, beautifully arranged around a feature fireplace with wood-burning stove. Wide sliding doors open directly onto the rear terrace, creating a seamless flow between indoor and outdoor living. The room enjoys a lovely outlook across the garden and is finished with oak flooring and a calm neutral décor.

Occupying the heart of the home, the exceptional open-plan kitchen and dining area has been transformed into a superb contemporary space. Vaulted ceilings with multiple skylights flood the room with natural light, while full-height glazing and sliding doors open onto the terrace. The kitchen is finished to a high standard and includes a large central island with breakfast bar, quartz work surfaces, integrated appliances with twin ovens, and ample storage within bespoke cabinetry. The adjoining dining area easily accommodates a large table and enjoys views across the garden -ideal for entertaining or relaxed family gatherings.

A versatile front reception room is currently arranged as a home office and second sitting area. Its position away from the main living spaces makes it an ideal work-from-home room, playroom or snug. A thoughtfully designed utility room sits just off the kitchen, providing additional storage, space for laundry appliances and access to the garden. A stylish ground-floor cloakroom completes the layout.

On the first floor the master double bedroom overlooking the rear garden, beautifully finished with soft tones and ample natural light. Another second spacious double room positioned at the front of the house. The third bedroom is ideal as a child's room, guest room or study.

A smart, modern bathroom including bath, separate shower and contemporary fittings completes the accommodation.

Outside

To the front of the property a gravelled driveway offers generous off-road parking and leads to the attached garage. The traditional frontage, with its timber-framed porch, creates a welcoming approach.

The rear garden is a particular feature of the property - A wide paved terrace extends across the back of the house, perfect for entertaining. The garden is laid mainly to lawn, edged with well-established borders and mature planting. Enclosed by a combination of fencing and brick walling, it offers excellent privacy. The garden enjoys a sunny aspect and provides plenty of space for families and keen gardeners alike.

Location

The house is situated within easy reach of the historic 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.

The market town, with its impressive produce market every Wednesday and Saturday, is nestled in the heart of Suffolk. It is known for the Abbey Gardens, a ruined abbey right in the town centre. Bury is a very popular destination for locals and tourists to the area. Visit the old side of the town to see the Cathedral in all its

- Sought after town location
- Open plan living/kitchen/dining area
- Sitting room with feature fireplace
- Study / Reception room
- Three bedrooms
- Family bathroom
- Garage and off road parking
- South facing garden
- Immaculately presented

glory, the medieval quarter of the town and the Abbey Gardens itself, or browse the newer side of the town to discover its large assortment of shops, restaurants and entertainment centres.

Services

Mains electricity, gas, drainage and water. Heating - Gas Combi boiler with underfloor heating in the kitchen.

Council Tax: West Suffolk Band: E

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

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

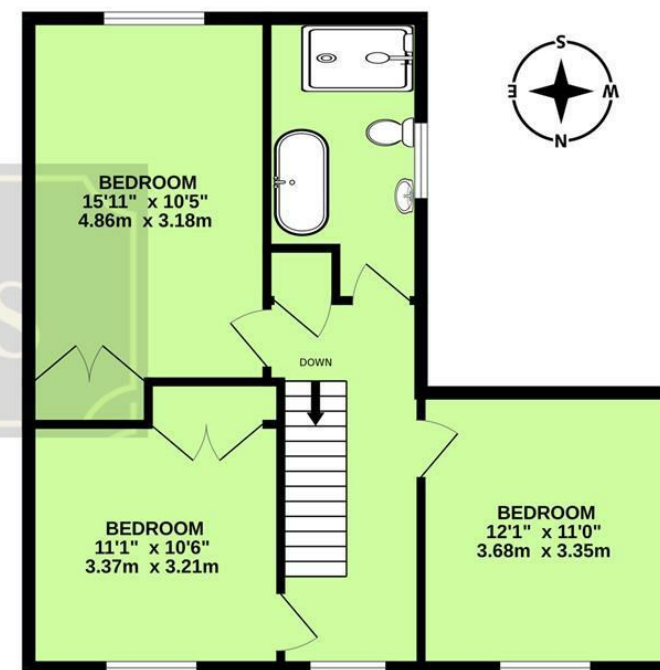
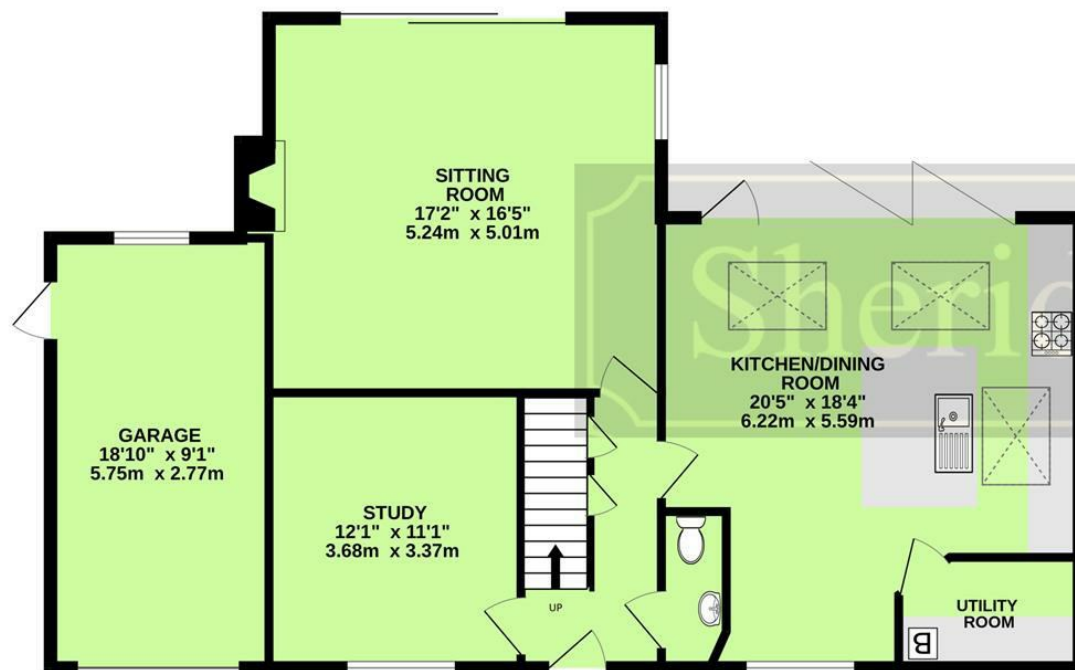
Flood Risk: Very Low Risk (Source Gov.uk)



GROUND FLOOR

1ST FLOOR

TOTAL FLOOR AREA : 1507sq.ft. (140.0 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.

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