



THE  
**Mortimer  
& Gausden**  
PARTNERSHIP

Sicklesmere Road, Charles Church,  
Bury St Edmunds, IP33 2BS

Price  
£425,000

## Luxury Three-Bedroom Semi-Detached Home

Discover Abbots Vale, a collection of energy-efficient new homes in the sought-after market town of Bury St Edmunds – where you can enjoy excellent transport links, incredible amenities and the peaceful West Suffolk countryside.

Set in historic Bury St Edmunds, Abbots Vale offers beautifully designed two, three, four and five-bedroom new homes. Positioned on the edge of town, the development provides the perfect balance between rural charm and modern convenience, including a purpose-built local play area and green open space.

Along with its own cathedral, Bury St Edmunds – the crown jewel of Suffolk – offers excellent road and rail connections, and easy access to a wealth of local amenities. From a thriving food and dining scene to culture, events and essential services, including the popular Abbey Gardens - you have everything you need on your doorstep.

Growing families will benefit from a choice of respected primary and secondary schools, making this an ideal place for well-rounded family living. With stunning green spaces and local leisure options, Abbots Vale gives you a beautiful, relaxed lifestyle and thriving community.

- Stunning Finish & Ambience Throughout
- Accredited Developer - Charles Church
- Energy Efficient Home - EPC B
- Two Double Bedrooms & One Generous Single
- En-Suite, Family Bathroom & Cloakroom
- Driveway Parking With EV Charger
- Bi-Fold Doors Overlooking Rear Garden
- Must See Property!



The Studland is a light-filled home designed for modern family living. At its heart, a spacious open-plan kitchen and dining area opens through bi-fold doors to the garden, while elegant rooflights fill the space with natural light. A separate living room offers a comfortable retreat, complemented by a utility room, downstairs WC, and clever storage throughout.

Upstairs, three bedrooms provide generous space for family or guests, with an en suite to the main bedroom adding a touch of everyday luxury.

The private driveway is suitable for two vehicles and supports an EV charging point.

**Agent Notes:**

Developer: Charles Church

Energy Performance Rating: B

Estate Management Charge: £150 p/a



Ground floor		First floor	
Kitchen/Dining	5.40 x 4.44m	Bedroom 1	3.09 x 3.14m
Living room	3.32 x 4.52m	Bedroom 2	2.65 x 3.29m



Ground floor

Kitchen/Dining

5.40 x 4.44m

Living room

3.32 x 4.52m



First floor

Bedroom 1

3.09 x 3.14m

Bedroom 2

2.65 x 3.29m

Bedroom 3

2.66 x 2.85m

Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fittings. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or website, please contact our offices immediately.

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