

THE  
**Mortimer  
& Gausden**  
PARTNERSHIP



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

Price  
£670,000

## Beautiful, Five Bedroom Detached Family 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.

- 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 an ideal family home to grow into. It has five bedrooms, three bathrooms, an open-plan kitchen/dining/family room, and separate living and dining rooms. The versatile layout works for a range of lifestyles and uses. There's scope for a home office, a guest bedroom, and a playroom. Bi-fold doors to the garden make the most of the outside space especially through the warmer summer months.

With the finish and quality Charles Church produce whilst partnering the location and proximity to the town centre alongside key community routes, this wonderful property and development caters for any and all modern day needs.

#### Agent Notes:

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")

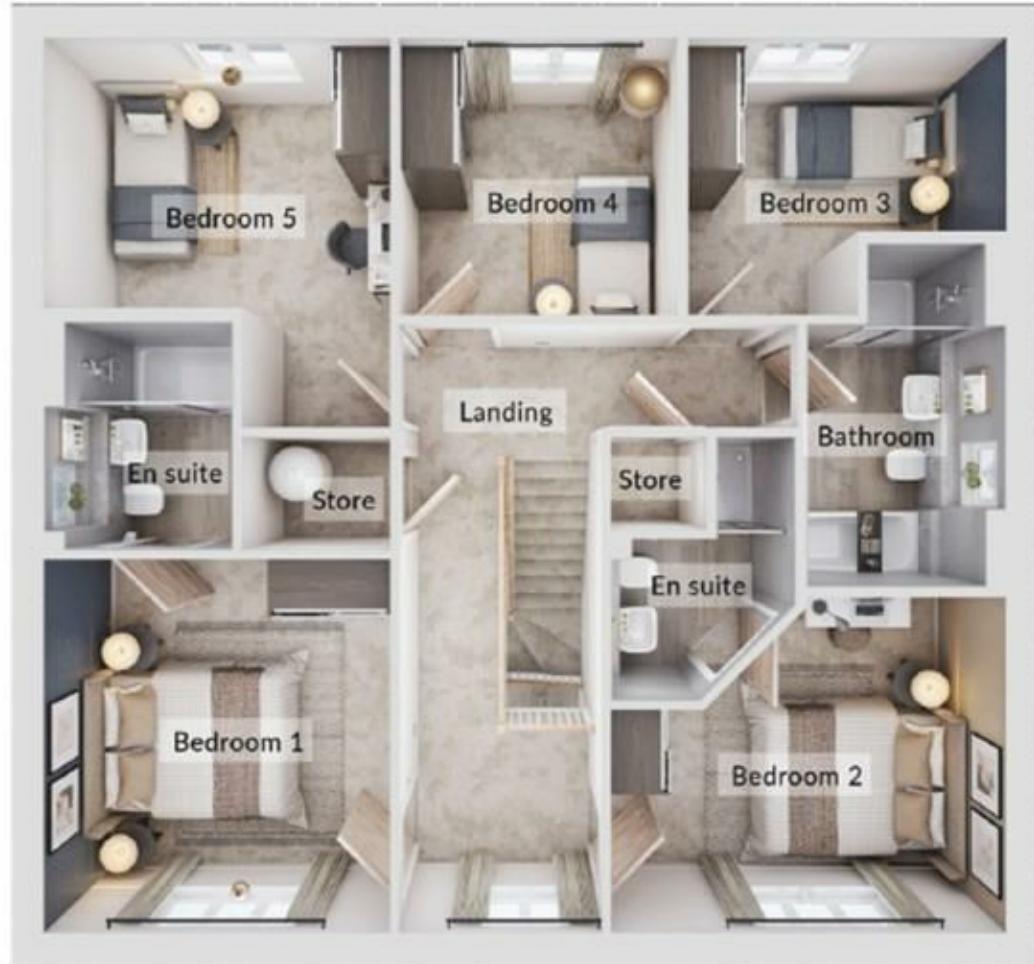
Bedroom Two - 3.98 x 3.38m (13'0" x 11'1")

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")





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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