

THE
**Mortimer
& Gausden**
PARTNERSHIP



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

Price
£490,000

Deceptively Spacious, Four Bedroom Townhouse

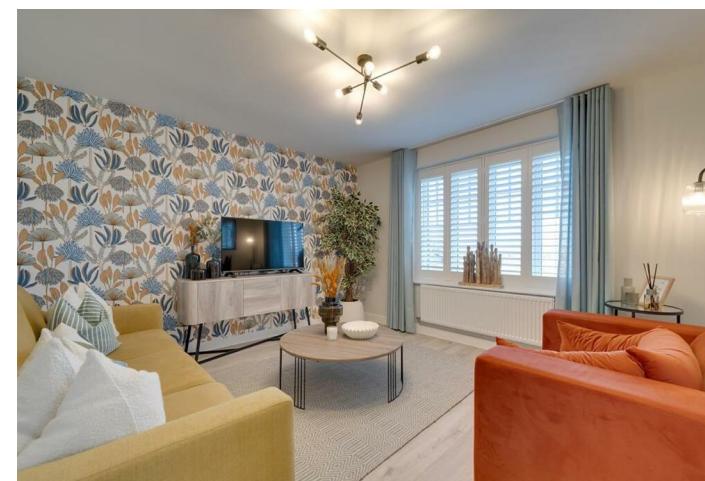
Discover Abbots Vale, a collection of energy-efficient new homes in the sought-after market town of Bury St Edmunds – where you can enjoy excellent transport links, incredible amenities and the peaceful West Suffolk countryside.

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.

- Cleverly Designed To Maximise Space & Practicality
- Fitted Wardrobes In Bedroom Two
- Ground Floor Utility Room
- Additional Study / Music Room
- Allocated Parking
- Two Bathrooms, One En-Suite
- Large Hosting / Entertaining Space
- Compatible For Multi-Generational Living



The Alston is a thoughtfully arranged four-bedroom home designed with flexibility in mind. On the ground floor, a bedroom with its own bathroom offers privacy, with a utility room conveniently placed for daily tasks. The first floor features an open kitchen/diner flowing into a separate living room — a perfect space for entertaining or relaxing. Upstairs there are two double bedrooms, including one with an en suite, plus a third smaller bedroom ideal for a study or snug. The Alston is made for modern family life with room to grow.

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

Allocated 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:

Study - 2.93 x 2.88m (9'7" x 9'5")

Bedroom Four / Day Room - 2.93 x 4.32m (9'7" x 14'2")

First Floor:

Living Room - 5.15 x 5.05m (16'10" x 16'6")

Kitchen/Dining - 5.15 x 14.0m (16'10" x 45'11")

Second Floor:

Bedroom One - 2.65 x 3.13m (8'8" x 10'3")

Bedroom Two - 2.93 x 3.17m (9'7" x 10'4")

Bedroom Three - 2.14 x 3.18m (7'0" x 10'5")





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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mail@mortimerandgausden.co.uk

www.mortimerandgausden.co.uk

7 Langton Place, Bury St. Edmunds, Suffolk. IP33 1NE

01284 755526