

THE  
**Mortimer  
& Gausden**  
PARTNERSHIP

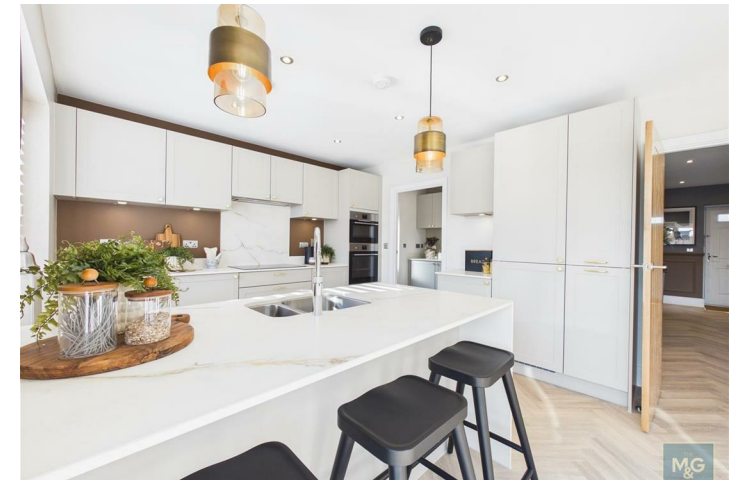
Plot 117 Sicklesmere Road,  
Bury St Edmunds, Suffolk, IP33 2BS

Guide Price  
£750,000

Occupying an enviable position within the prestigious Abbots Vale development by Charles Church, this exceptional five-bedroom detached family home combines elegant design, generous proportions and contemporary living, all within easy reach of the historic market town of Bury St Edmunds.



- Open plan kitchen/dining/snug with bi-fold doors
- Jack and Jill en suite to bedrooms 2 & 5
- Separate study
- Energy efficient
- Spacious landing
- Dressing room and en suite to bedroom 1
- Downstairs WC and utility room
- A true standout in the world of new homes!



The Torrisdale has been thoughtfully designed with modern family life in mind, offering an impressive balance of open-plan entertaining space alongside more formal reception areas. At the heart of the home is a superb kitchen/dining/snug area extending to over 35ft in length, featuring a central island and bi-fold doors opening onto the rear garden, creating a bright and sociable environment ideal for both day-to-day living and entertaining. Complementing this space is a separate living room, providing a more relaxed setting, together with a dedicated study ideal for home working, a practical utility room and cloakroom.

The first floor continues to impress, with five well-proportioned bedrooms arranged around a spacious landing. The principal suite benefits from both a dressing room and en suite shower room, whilst bedrooms two and five are served via a stylish Jack and Jill en suite, in addition to the family bathroom. The versatile layout offers excellent flexibility for growing families, visiting guests or those requiring additional work-from-home space.

Externally, the property is further enhanced by a double garage and driveway parking, whilst the wider development enjoys landscaped green spaces and an attractive setting on the edge of town.

Abbots Vale offers the perfect blend of countryside surroundings and modern convenience, with excellent access to the A14, nearby rail connections and the extensive amenities, restaurants, schooling and leisure facilities that make Bury St Edmunds one of Suffolk's most desirable locations.

#### Approximate Dimensions:

Kitchen/Dining room - 10.81 x 4.93 metre

Study - 3.68 x 1.96 metre

Living room - 3.69 x 5.13 metre

Bedroom 1 - 3.74 x 3.18 metre

Bedroom 2 - 3.44 x 3.94 metre

Bedroom 3 - 3.72 x 3.47 metre

Bedroom 4 - 3.71 x 2.89 metre

Bedroom 5 - 3.17 x 2.85 metre





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.

The Mortimer & Gausden Partnership is a trading name of Mortimer & Gausden Ltd.

[mail@mortimerandgausden.co.uk](mailto:mail@mortimerandgausden.co.uk)  
[www.mortimerandgausden.co.uk](http://www.mortimerandgausden.co.uk)  
7 Langton Place, Bury St. Edmunds, Suffolk. IP33 1NE

**01284 755526**