



**Shearing Street, Bury St. Edmunds**

**Sheridans**



# Shearing Street, Bury St. Edmunds IP32 6FE

Offers Over £450,000

Immaculately presented detached four bedroomed house, enjoying probably one of the best locations on the popular Marham Park development.

Built only four and a half years ago and providing particularly spacious and well-presented accommodation possessing a most light and airy atmosphere, this superb detached house is one of the finest houses we have been invited to sell on Marham Park and really should be viewed to be fully appreciated. Marham Park now also offers the David Lloyd club.

The beautifully arranged accommodation currently in brief comprises of an entrance door opening to a spacious entrance hall with stairs off to first floor and doors to the cloakroom and a study with window to front. The sitting room is a delightful double aspect reception room with large box window to front overlooking front gardens and mature trees beyond. The 'live in' kitchen/dining/family room is a wonderful space for entertaining including a superb range of kitchen units with integrated appliances and French doors opening to the rear gardens.

On the first floor is a landing leading to the four spacious bedrooms, stylish en-suite shower and the family bathroom completes the accommodation.

## Outside

The house is approached along a driveway providing ample vehicle parking and access to the garaging. The front gardens are very well-tendered and maintained and to the rear is a charming garden being mostly laid to lawn with raised well-stocked flower beds and a large paved terrace creates an ideal area for outdoor entertaining.

## Location

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 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.

## Directions

At the roundabout, take the 3rd exit onto Parkway/A1302. Go through one roundabout. At the roundabout, take the 1st exit onto Risbygate St. At Westley Interchange, take the 3rd exit onto Tut Hill. Continue onto Marham Pkwy. At the roundabout, take the 2nd exit, continue onto Crosses Link. Turn left onto Shearing Street.

- Entrance hall, cloakroom
- Sitting room
- Superb 'live in' kitchen/dining/family room
- Study
- Principal bedroom with en-suite
- Three double bedrooms, family bathroom
- Ample parking
- Garage
- Splendid tucked away setting on popular new development
- Well-stocked gardens

## Services

All mains services are connected.

Council Tax: West Suffolk Band: E

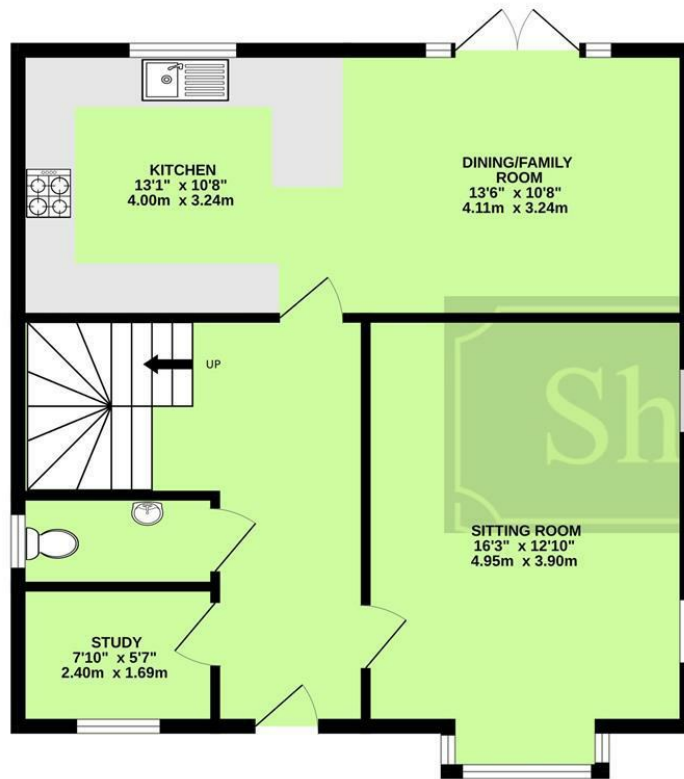
Broadband speed: Up to 1800 mbps available (Source Ofcom)

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

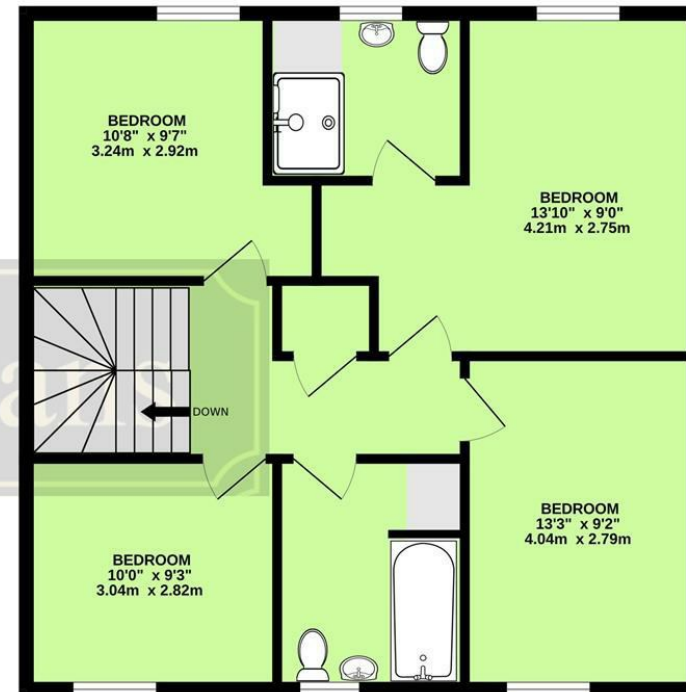
Flood Risk: Surface Water - Very Low Risk. Rivers & The Sea - Very Low Risk



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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