



Shearing Street, Bury St. Edmunds

Sheridans



A beautifully presented detached four-bedroom family home, offering immaculately maintained accommodation, complemented by a garage and enclosed rear garden whilst situated in a highly sought-after location on Marham Park.

The property is beautifully presented with a light and airy feel and includes bespoke shutters on the ground floor. Accommodation briefly comprises a welcoming entrance hallway with stairs rising to the first floor with storage cupboard under and a cloakroom fitted with WC and wash hand basin. The well-appointed sitting room benefits from a bay window to the front aspect enhancing the sense of space and natural light.

The impressive kitchen/dining room forms the heart of the home and is fitted with an excellent range of units providing ample cupboard and drawer storage beneath preparation surfaces. Integrated appliances complete the kitchen, while French doors open directly onto the rear garden making this an ideal space for both everyday family living and entertaining. A study with front-facing window completes the ground floor accommodation.

To the first floor, the principal bedroom has built-in wardrobes, a rear aspect window and en-suite shower room comprising shower cubicle, WC and wash hand basin. Bedroom two also benefits from built-in wardrobes while the remaining two bedrooms are positioned to the front of the property. The family bathroom is fitted with a bath and shower over, WC and wash hand basin. A useful storage/airing cupboard is located on the landing.

Outside

The front of the property is accessed via private road and features attractively planted borders with a pathway leading to the front door. A garage with up and over door, power and lighting is located adjacent to the property and is accompanied by off-road parking.

To the rear, the fully enclosed garden is predominantly laid to lawn and benefits from a patio area which is ideal for al fresco dining and outdoor entertaining. Further features include a courtesy door providing access to the garage and a side gate leading through to the driveway.

Directions

Leaving Bury St Edmunds towards Hengrave on the A1101 Mildenhall Road, turn left at the roundabout onto the B1106. At the second roundabout turn left onto Crosses Link and then take the second left into Shearing Street.

Location

Situated within a popular modern development on the edge of town, the property benefits from excellent access to the A14. The David Lloyd centre is on the development and offer a range of recreational activities. The property is within easy reach of the town centre and the excellent range of schooling, shopping, recreational and cultural facilities that historic Bury St Edmunds has to offer.

Bury St Edmunds is a picturesque and thriving market town that seamlessly blends the old with the new, providing a wide selection of places to eat, drink, shop and relax, making it an ideal location to live, work, study and visit. The town is particularly well known for

- Detached with Garage
- Sitting Room & Study
- Impressive Kitchen/Dining Room
- Principal Bedroom with Ensuite
- Bespoke Shutters (ground floor)
- Garage
- Garden
- Popular Residential Location
- Easy Access to Town and A14

its impressive produce market held every Wednesday and Saturday, as well as the beautiful Abbey Gardens surrounding the ruins of the historic abbey in the town centre.

Services

All mains services are connected.

Council - West Suffolk- Tax Band E

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

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

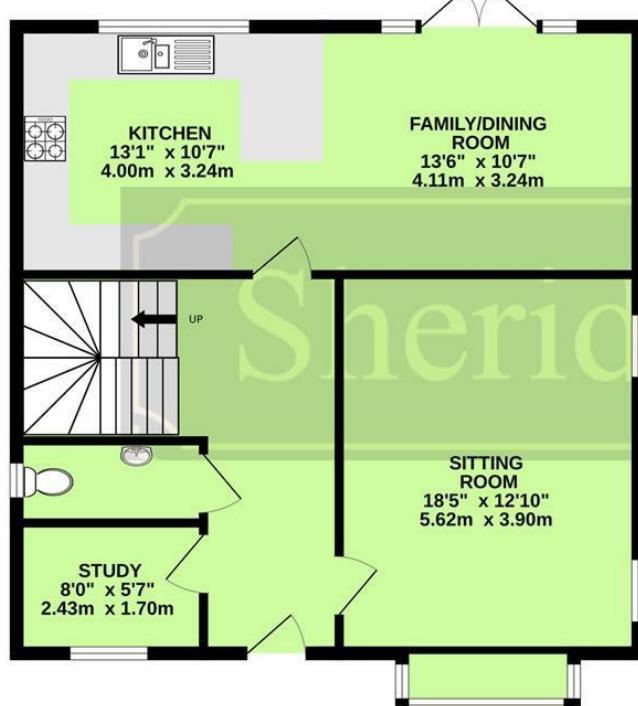
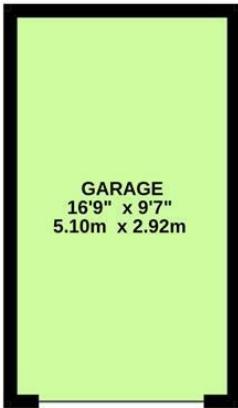
Flood Risk: No Risk

NHBC Warranty with 5.5 years remaining

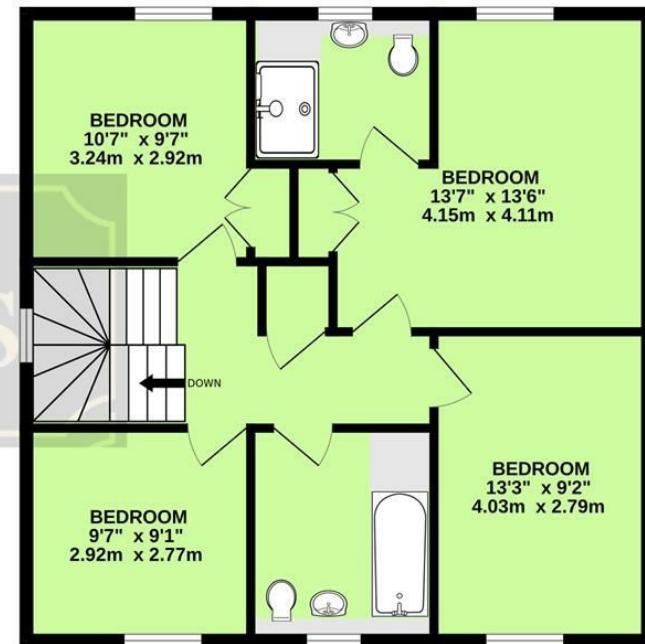


GROUND FLOOR

TOTAL FLOOR AREA : 1464sq.ft. (136.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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1ST FLOOR



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.

Sheridans Estate Agents

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