



**Whorton Avenue, Bury St Edmunds**

**Sheridans**







# Whorton Avenue, Bury St Edmunds IP32 7QS

Guide Price £500,000

An attractive single bay fronted 4 bedroom detached family home providing immaculately presented accommodation complemented by a south facing garden.

Built in 2021 of traditional brick construction beneath a tiled roof, this impressive family home offers immaculately presented accommodation currently comprising, an entrance hall with stairs off to first floor with under stairs cupboard and doors to utility/downstairs WC / study/ sitting room/ kitchen/dining area. The sitting room is a delightful reception room for relaxing with large bay window to front and French doors leading to the spacious open plan kitchen/dining room, creating an ideal space for entertaining with French doors opening to the rear gardens. The kitchen is fitted with an excellent range of units providing plenty of drawer and cupboard space complemented by quality integrated appliances.

On the first floor is a landing with airing cupboard and doors to the four spacious double bedrooms including a principal bedroom with stylish en-suite shower room. A family bathroom serves the remaining three bedrooms completing the first floor accommodation.

## Outside

To the front of the house are newly planted flowers beds and to the side a driveway provides ample off road parking and access to the single garaging. Gated access leads to

the south facing rear garden which is mostly laid to lawn and includes an attractive sandstone terrace, creating an ideal area for outdoor entertaining and al-fresco dining, whilst enjoying the southerly aspect.

## 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

Leaving Bury St Edmunds towards Thurston on Mount Road, at the last roundabout turn right into Saltsman Road and the then right again into Whorton Avenue. what3words:///globe.reverted.locating

## Services

All mains services are connected. - Heating - Gas Central

- An attractive single bay fronted detached family home
- Popular new development on edge of town
- Ample off road parking, single garaging
- South facing gardens with sandstone terrace
- Immaculately presented
- Sitting room
- Spacious open plan kitchen/dining room
- Study, utility/cloakroom
- Principal bedroom with en-suite
- 3 further bedrooms, family bathroom

Heating.

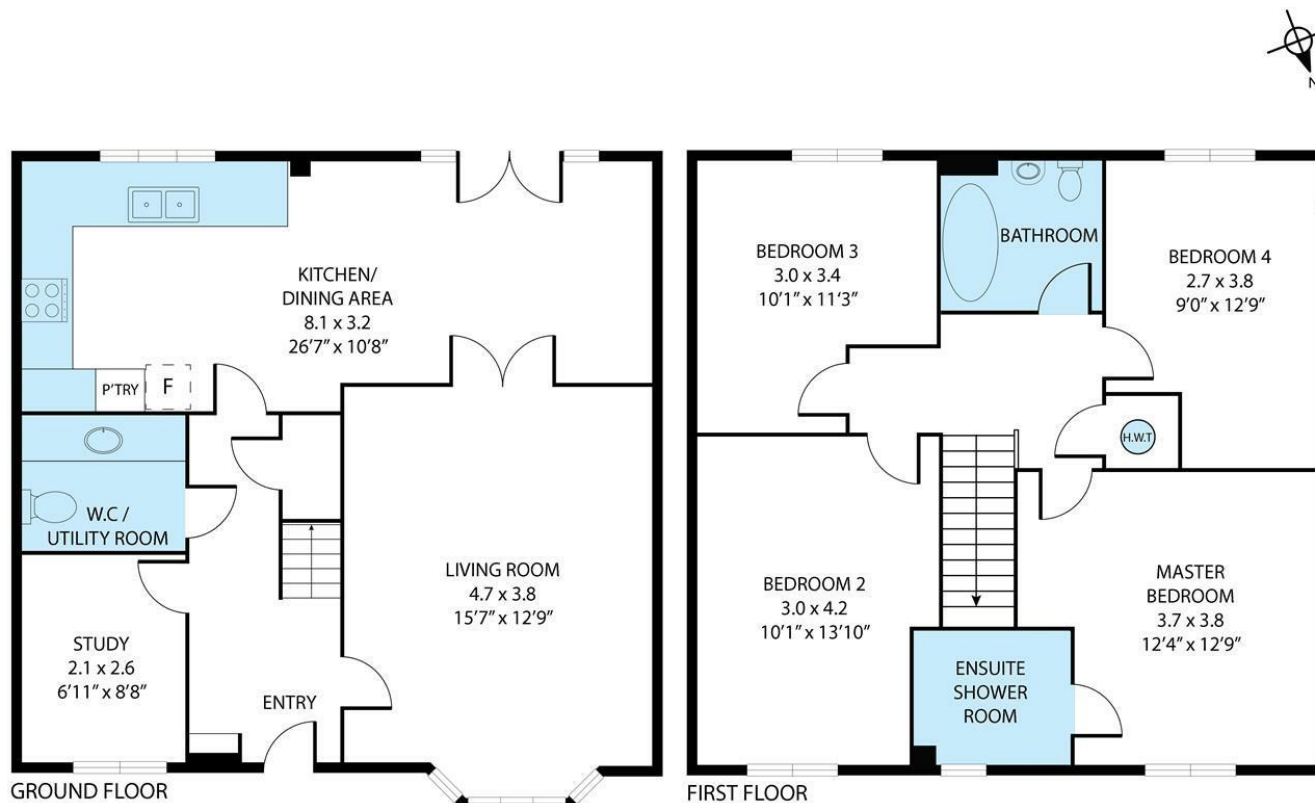
Council Tax: West Suffolk Band: E

Broadband speed: Up to 1000 mbps available (Source Ofcom)

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

Flood Risk: No Risk





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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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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