



**Houghton Way, Bury St. Edmunds**

**Sheridans**



# Houghton Way, Bury St. Edmunds IP33 3FW

Guide Price £480,000

This exceptional townhouse combines elegant contemporary styling with generous proportions, creating a refined yet highly practical home arranged across three thoughtfully designed floors. Tucked away in a peaceful no-through road, the property benefits from a landscaped, low-maintenance garden and private carport parking, offering an enviable balance of style, comfort and convenience close to the heart of Bury St Edmunds.

Immaculately presented throughout, the house enjoys a bright and airy atmosphere, enhanced by gas-fired central heating, UPVC double glazing and energy-efficient construction of traditional brick beneath a tiled roof. The accommodation in brief comprises a welcoming reception hall which immediately sets the tone, introducing the quality and cohesion that defines the home and leading through to the true heart of the property - a striking open-plan kitchen, dining and living space designed for both relaxed everyday activities and entertaining.

The impressive kitchen features a comprehensive range of contemporary units set beneath Quartz work surfaces with plinth lighting, complemented by integrated appliances. These include a gas hob with ceiling-mounted extractor, a fitted oven, integrated dishwasher and a stainless steel sink with drainer and separate boiling/filtered water tap. An integral breakfast bar subtly zones the kitchen from the versatile living area beyond. The informal dining/living space enjoys a delightful outlook over the rear garden, with bi-fold doors opening onto the terrace to seamlessly extend the living area outdoors during the warmer months being perfect for al fresco dining and social gatherings.

Completing the ground floor is a stylish and practical utility cloakroom, fitted with contemporary sanitary ware and modern units incorporating an integrated washer/dryer, ensuring practical functionality without compromising the home's clean, streamlined aesthetic.

The first floor continues to impress with a spacious landing and window to front. The beautifully proportioned sitting room is dual aspect, bathed in natural light and offering a calm, sophisticated retreat. Two further bedrooms are positioned on this level, one currently utilised as a study with bespoke cabinetry and shelving. The family bathroom is finished to a high specification, featuring a panelled bath with electronically operated drencher-style shower, sleek fittings, a chrome heated towel rail and a smart mirror with integrated lighting, demist and display functions.

On the second floor, the principal bedroom provides a peaceful sanctuary, complete with fitted wardrobes and windows overlooking the garden. The en-suite shower room is finished to an impressive standard, incorporating a large walk-in shower with multi-function drencher system including body and head jets, a contemporary basin, WC with integral storage and another smart mirror with multiple functions. A further generous double bedroom completes this level, enjoying an attractive outlook to the front.

This is a rare opportunity to acquire a beautifully finished, energy-efficient home in a quiet yet central location, ideally placed for easy access to the town's amenities and railway station seamlessly combining modern living with everyday convenience.

## Outside

To the front, a small planted garden sits neatly adjacent to the carport, which provides sheltered off-road parking. A side gate offers convenient access through to the rear garden.

The fully enclosed rear garden has been thoughtfully landscaped with low maintenance in mind, creating an attractive and highly usable outdoor space. A generous terrace adjoins the property for relaxation or al fresco dining, complemented by a composite decking area and raised planted borders that introduce colour and structure throughout the seasons. An area of astro turf provides an ideal setting combining practicality with year-round visual appeal. The garden is further enhanced by a useful storage shed and secure metal bike store.

## Location

The property is perfectly situated in a quiet area within walking distance of the historic town centre and train station. It is close to well-regarded schools and sports facilities, as well as uniquely independent shops, alongside well-known high street stores, and the beautiful parks, cinemas, theatres and restaurants for which the town is famously known as the "Jewel in the crown of Suffolk." The house is close to everything that gives Bury its distinct reputation for bringing together the best of old and new, with its rich history and broad range of venues for dining, shopping and relaxing. These include an impressive fresh produce market held every Wednesday and Saturday. The town is renowned for its beautiful Cathedral and for the leafy and floral Abbey Gardens with its impressive medieval ruins, all just a short stroll from the colourful boutiques and café culture of the town centre.

It is easy to see why people want to settle in Bury and make it their home. This property is well connected to excellent rail and road networks, making London and Cambridge easily commutable, while also providing access to the wide range of town, country and coastal destinations across East Anglia. For international travel, Stansted Airport is only about an hour's door-to-door journey from the house.

## Directions

Approaching Northgate Street, at the roundabout, take the first exit onto Tayfen Road. Go through two roundabouts. Turn right onto Houghton Way and continue where the property can be found on the right.

## Services

All mains services electric, gas, water and drainage are connected. Gas fired central heating.

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)

Agent Notes: Service charge is £TBC per annum

NHBC warranty with 5 years remaining

- Stunning contemporary townhouse
- Versatile living space
- First floor sitting room
- Stunning kitchen/dining/living room
- Utility/cloakroom
- Double bedrooms
- Study/bedroom 4
- Low maintenance landscaped garden
- Car port sheltered off road parking
- Quiet residential town location





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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