



Hospital Road, Bury St. Edmunds

Sheridans



Hospital Road, Bury St. Edmunds IP33 3JU

Guide Price £465,000

Welcome to this beautifully presented detached bungalow situated within an easy walking distance of the town centre. This modernised property sits on a generous 0.2 acre plot and offers a blend of contemporary living and convenience.

You enter through the hallway with built-in storage, leading you into the heart of the home. The newly fitted kitchen boasts integrated appliances, perfect for the culinary enthusiast. Adjacent to the kitchen is a practical utility room with convenient side access to the garden.

The bungalow features a newly refurbished family bathroom, complete with a bath, walk-in shower, WC and sink. The sitting room is a highlight, featuring a bay window that frames views of the south-facing garden.

The master bedroom has two built-in wardrobes for ample storage. An additional bedroom also includes a built-in wardrobe, ideal for guests or family.

Convenience is key with this property, as it is within walking distance to Waitrose and other local amenities, ensuring all your daily needs are met.

Outside

Externally, the property impresses with a single garage equipped with an electric door and a driveway providing ample parking for up to five cars. The garden is a true delight, featuring a newly laid patio area and a well-maintained lawn, perfect for outdoor relaxation and entertainment.

Location

The property enjoys a prominent, elevated setting within a short stroll to the town centre. Bury St Edmunds in Suffolk is a unique and dazzling historic gem. An important market town with a richly fascinating heritage, the striking combination of medieval architecture, elegant Georgian squares and glorious Cathedral and Abbey gardens provide a distinctive visual charm. With prestigious shopping, an award-winning market, plus a variety of attractions and places to stay, Bury St Edmunds is under two hours from London and very convenient for Cambridge.

Directions

From the Theatre Royal head west into Westgate Street over the double mini roundabouts into Out Westgate Street, turn right at the traffic lights into Petticoat Lane and right onto Hospital Road where the property can be found further on the right-hand side.

- Detached bungalow set within easy walking distance of the town centre
- Newly modernised throughout, Hallway with built-in storage
- EPC Rating A - Energy efficient home with Solar PV
- Newly fitted kitchen with integrated appliances
- Utility room with side access into the garden
- Newly refurbished family bathroom with bath, walk-in shower, WC and sink
- Sitting room with bay window and views of the beautiful south facing garden
- Master bedroom with two built-in wardrobes and an additional second bedroom
- Single garage with electric door & driveway with ample parking for 5 cars
- Garden has a newly laid patio area and is mostly laid to lawn

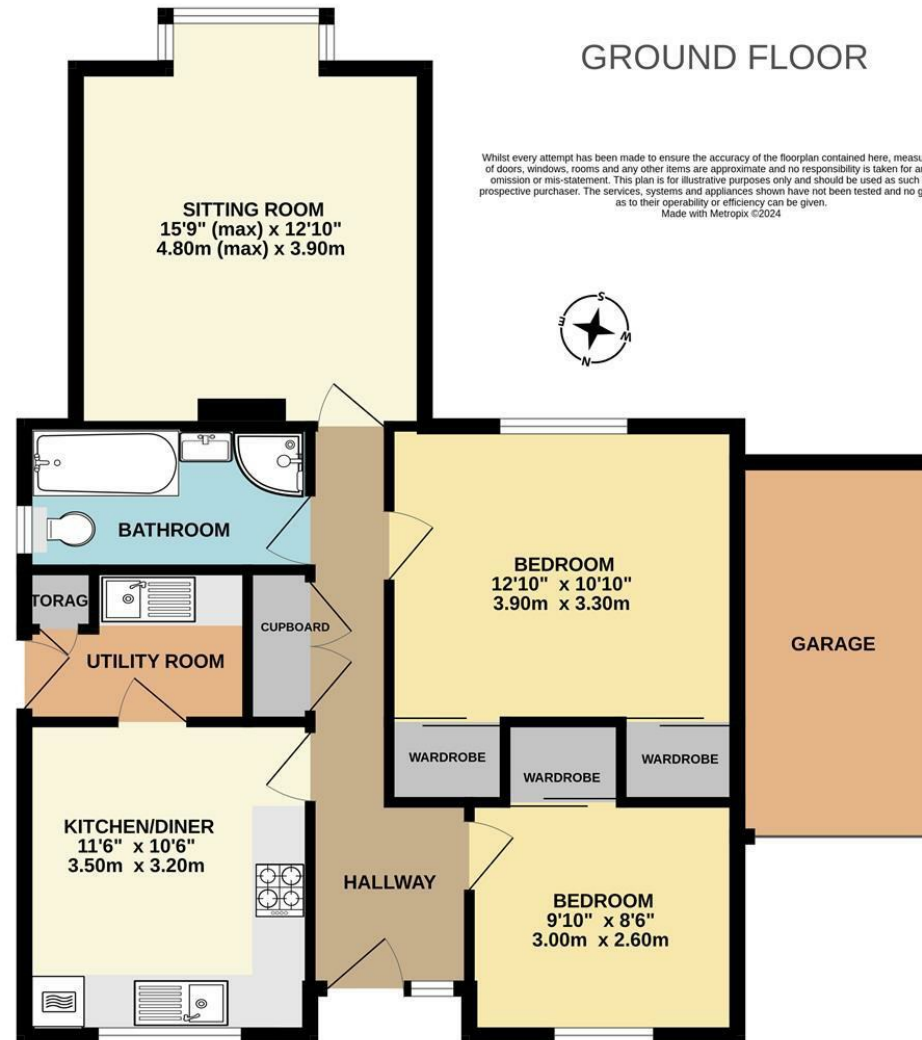
Services

Mains electricity, gas, drainage and water.
Heating - Gas Combi boiler
Energy efficient with Solar PV
Council Tax: West Suffolk Band: D
Broadband speed: Up to 1000 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: No Risk
EPC Rating: A



GROUND 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.
Made with Metropix ©2024



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

Web: www.sheridans.ltd.uk **Email:** info@sheridans.ltd.uk

Bury St. Edmunds Office

19 Langton Place,
Bury St Edmunds, IP33 1NE
Tel: 01284 700 018

Knightsbridge London Office

45 Pont Street,
London, SW1X 0BD
Tel: 020 7629 9966

Registered office: Sheridans Limited, 19 Langton Place, Bury St Edmunds, IP33 1NE

Registered in England No. 04461290

VAT Number: 794 915 378



Sheridans