



Rushbrooke Lane, Bury St Edmunds

Sheridans





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## Rushbrooke Lane, Bury St Edmunds IP33 2FH

Guide Price £275,000

This newly built first floor apartment provides stylish living space displaying superb features complemented by allocated vehicle parking, whilst situated within a private development of only four individually designed homes, set back along a small lane, on the outskirts of the historic market town of Bury St Edmunds.

Benefitting from Wi-Fi Controlled Electric Radiators, sealed unit double glazing, the latest technology hot water system and attractive brick and flint elevations complemented by Hardieplank elevations, the beautifully arranged accommodation currently in brief comprises; entrance door opening to Entrance porch with office area and bespoke Oak staircase and feature wall leading to open plan landing: with fabulous high ceilings incorporating a large carpeted loft storage room with lights and power, cupboard, stunning feature window to front affording splendid countryside views, safe, air conditioning unit and door leading to open plan Kitchen/Sitting/Dining Room: an impressive open plan space again with fabulous ceiling height, window to rear, feature wall with display lighting, opening to Kitchen; fitted with an extensive range of units providing plenty of drawer and cupboard space beneath Quartz preparation surfaces and complemented by built in Bosch & AEG washing machine/tumble dryer, wine cooler, fridge freezer and dishwasher and Rangemaster cooker. Windows to rear.

Bedroom one: with high ceiling, fitted double wardrobe cupboard and window to front providing delightful views. Bedroom two: a versatile room with fitted double wardrobe cupboard. Bathroom: a good sized bathroom with a stylish suite comprising smart free standing bath, separate shower enclosure, WC and wash basin.

### Outside

The property is approached along a shared main driveway leading to an area of vehicle parking and a large walled parking area with power and water connected. The property further benefits from its own outdoor terrace/small garden.

### Location

The development is situated along a small lane on the edge of the town providing excellent access to the A14 and only a 15 minute walk alongside the river to the wonderful Abbey Gardens.

Bury St Edmunds is a unique and dazzling historic gem 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 cultural attractions and fine places to stay, Bury St Edmunds is under two hours from London and very convenient for Cambridge, Ipswich and Norwich.

### Directions

From the town centre proceed south along Southgate

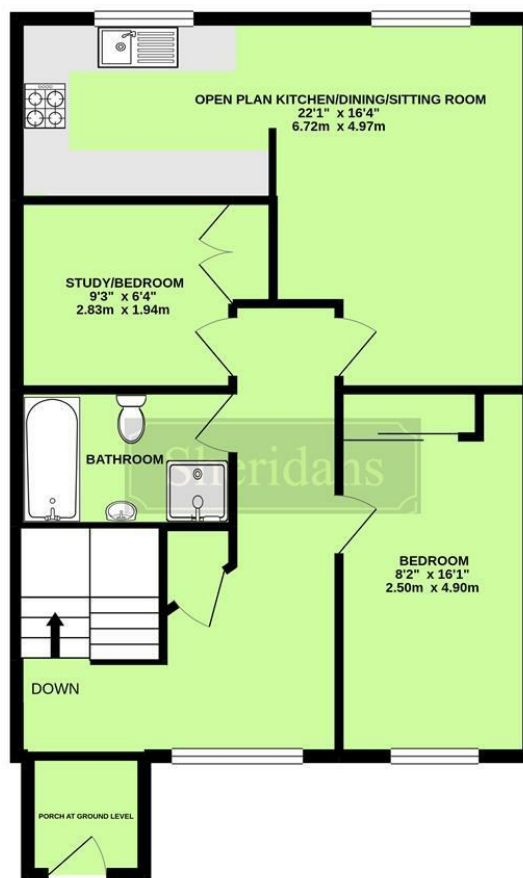
- Entrance hall with very high ceilings and large loft storage room
- Open plan kitchen/sitting/dining room
- Two bedrooms
- Spacious bathroom with free standing bath
- Hand built luxury kitchen
- Outdoor terrace/garden area
- Large walled parking area
- Wi-fi controlled electric radiators and air-conditioning
- Oak doors throughout
- Exclusive private development of only four properties in a delightful location

Street, taking the first exit at the roundabout. Take the second exit at the next roundabout and bear right onto Rushbrooke Lane. Follow the lane, where the entrance to Whitebeam Grove, will be found further on the right hand side.

### Services

Mains electricity and water. Treatment Plant Drainage. Wi-Fi Controlled Electric Radiators. Latest technology hot water system. Water softener. Air conditioning.





TOTAL FLOOR AREA : 840sq.ft. (78.0 sq.m.) approx.

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.

#### Sheridans Estate Agents

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