



**Cossie Close, Bury St. Edmunds**

**Sheridans**







## Cossie Close, Bury St. Edmunds IP32 6TZ

Offers Over £315,000

Beautifully presented 3 bedroom semi detached town house with landscaped garden and converted garage creating a superb separate home office/gym.

Built less than 5 years ago of brick construction beneath a tiled roof, this impressive recently built home provides a surprising level of much improved and immaculately presented accommodation currently in brief comprising an entrance hall with stairs off to first floor and door to a light and airy sitting room with window to front and useful under-stairs cupboard space. The well equipped kitchen/dining room is fitted with an extensive range of units providing plenty of draw and cupboard space complemented by built in appliances and French door to the rear gardens. Off the kitchen is a useful utility room leading to the cloakroom, completing the ground floor accommodation.

On the first floor is a landing leading to the three bedrooms, including the principal bedroom with panelled wall feature, fitted double wardrobe and en-suite shower. The two remaining bedrooms are served by the family bathroom, completing the first floor accommodation.

### Outside

To the side of the house is off road parking for two cars. Side access leads to the landscaped rear garden

creating an ideal area for outdoor entertaining and al-fresco dining. The garage has been cleverly converted to form a particularly versatile home office/gym.

### 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

When entering Marham Park from the direction of Bury St Edmunds at the first roundabout turn left into Sandlands Drive. Follow the road and turn left into Crosses Link and then left into Weston Drive. Take the first right into Trigg Way and the entrance into Cossie

- Beautifully presented 3 bedroom town house
- Landscaped rear garden
- Off road parking for 2 cars
- Converted garage creating versatile home office/gym
- Excellent access to the A14
- Spacious sitting room
- Well equipped kitchen/dining room
- Utility, cloakroom
- Principal bedroom with en-suite
- Two bedrooms, bathroom

Close will be found on the right.  
what3words:///grumbles.audit.flank

### Services

All mains services are connected. Gas fired radiator central heating. Double glazing.  
Council Tax - West Suffolk - Band C  
Broadband speed: Up to 1000 mbps available (Source Ofcom)  
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)  
Flood Risk: No Risk



GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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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

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

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

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

**Web:** [www.sheridans.ltd.uk](http://www.sheridans.ltd.uk) **Email:** [info@sheridans.ltd.uk](mailto:info@sheridans.ltd.uk)

**Registered in England No.** 04461290  
**VAT Number:** 794 915 378



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