



Todd Way, Bury St. Edmunds

Sheridans



Todd Way, Bury St. Edmunds IP32 7PS

Guide Price £465,000

Immaculately presented 4 bedroom detached family home complemented by south facing gardens.

This impressive detached house provides spacious and well-proportioned accommodation including four good reception rooms possessing a bright and airy atmosphere, whilst enjoying a prominent setting overlooking a small green in a popular town location.

Built of traditional brick and block construction with part-rendered elevations beneath a tiled roof, the accommodation currently in brief comprises an entrance hall with stairs off to first floor with under stairs cupboard and door to a cloakroom. The family room is a particularly versatile room with window to side and there is a separate study/home office. The well-equipped kitchen/dining room has been re-fitted with an excellent range of modern units providing plenty of drawer and cupboard space beneath preparation surfaces and complemented by built-in appliances including an induction hob and a separate utility room. French doors lead from the dining area to the delightful conservatory/garden room, with stylish Bi-fold doors and windows overlooking the south facing gardens. The dual aspect sitting room is a comfortable reception room with French doors to the gardens and completes the ground floor accommodation.

On the first floor is a landing with airing cupboard and leading to the four generous bedrooms including the spacious dual aspect principal bedroom with fitted wardrobes and stylish en-suite shower room. The family bathroom with bath and separate shower enclosure, completes the first floor accommodation.

Outside

To the front and side are areas of garden stocked with a variety of maturing shrubs. A driveway provides off road vehicle parking and access to a detached single garage. Gated access leads to the enclosed south facing rear gardens, which are mostly laid to lawn and stocked with well-stocked flower beds and borders. An Indian sandstone terrace creates an ideal area for outdoor entertaining and al-fresco dining.

Location

The house is situated within easy reach of the historic town centre and the excellent range of schooling, shopping, recreational and cultural facilities as well as the A14 and other major links such as the A134 and A143. 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 via Skyliner Way, take the first turning left into Primack Road and then left into Mead Road. Turn right into Todd Way, where the house will be found on the right

- Beautifully presented detached family home in popular town location
- Ample parking with garage
- Delightful south facing gardens
- Dual aspect sitting room
- Family room
- Study, conservatory
- Upgraded kitchen/dining room
- Utility, cloakroom
- Principal bedroom with en-suite
- Three further bedrooms, family bathroom

hand side overlooking a small green.

<https://what3words.com/primed.education.dress>

Services

Mains electricity, gas, drainage and water. Heating - Gas boiler and radiators

Council Tax: West Suffolk Band: E

Broadband speed: Up to 1800 mbps available (Source Ofcom)

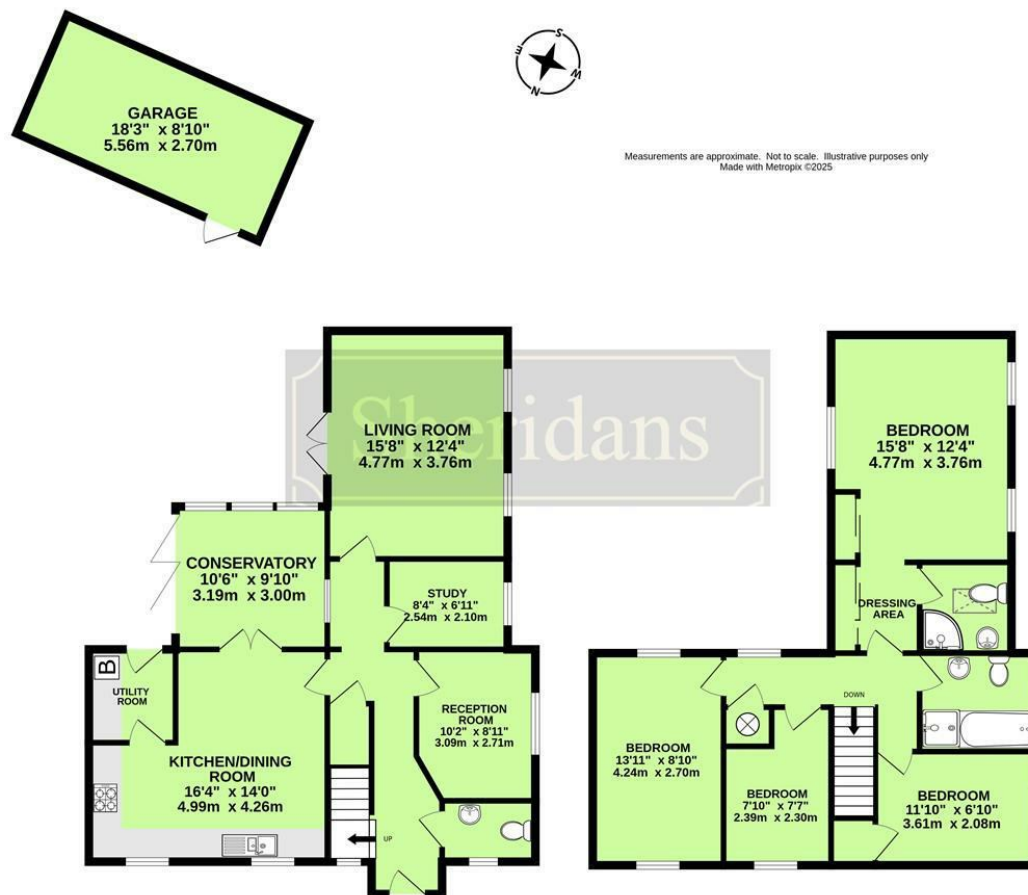
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: Surface Water - Low. Rivers & The Sea - Very Low.



GROUND FLOOR

1ST FLOOR



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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