



Westley Road, Bury St Edmunds

Sheridans



Westley Road, Bury St Edmunds IP33 3RW

Guide Price £500,000

This stylish period property has been completely renovated to a high standard throughout whilst benefitting from off road parking for two/three cars and a delightful good sized garden laid mainly to lawn with an attractive laid rear terrace. Originally built in 1910 the property now offers contemporary charm and modern conveniences with light and airy accommodation ideal for a family or for entertaining. When entering the via the entrance hall you are lead through into the sitting room, with the original fireplace, then through into the open plan kitchen/dining area, the renovated room is very impressive. The stunning open plan kitchen features a large kitchen island, orangery style skylight, bi-folding doors to the lovely garden, spotlights, Butler style sink, integrated appliances, wooden work tops, shaker style kitchen units. There is a door to the modern downstairs cloakroom.

There are three well proportioned fresh, light and airy bedrooms as well as a modern family bathroom with a matching white suite that comprises of a bath with shower over, low level wc and a wash hand basin. The loft has been converted to provide another beautiful bedroom.

Outside

To the front of the property there is a block paved drive with parking for two/three cars. To the side of the



property there is a gate providing access to the rear garden. To the rear of the property there is a contemporary attractive paved terrace adjacent to the kitchen which creates a fantastic space for entertaining. The remainder of the garden is laid mainly to lawn and extends in excess of 100 feet (sts).

Location

The property is situated within easy reach of the historic town centre and the excellent range of schooling, shopping, recreational and cultural facilities. Bury St Edmunds is a picturesque, thriving market town which brings together the old and the new. The town boasts 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 travelling from the direction of the town centre along Westley Road.



- No onward chain
- Four bedrooms
- Three storey semi detached house
- 100ft + rear garden (sts)
- Off road parking
- Downstairs cloakroom
- Extended to the rear
- Modern family home
- Original fireplace
- Close to the town centre

Services

Mains electricity, water and drainage. Gas radiator central heating.

Council Tax: West Suffolk Band: D

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

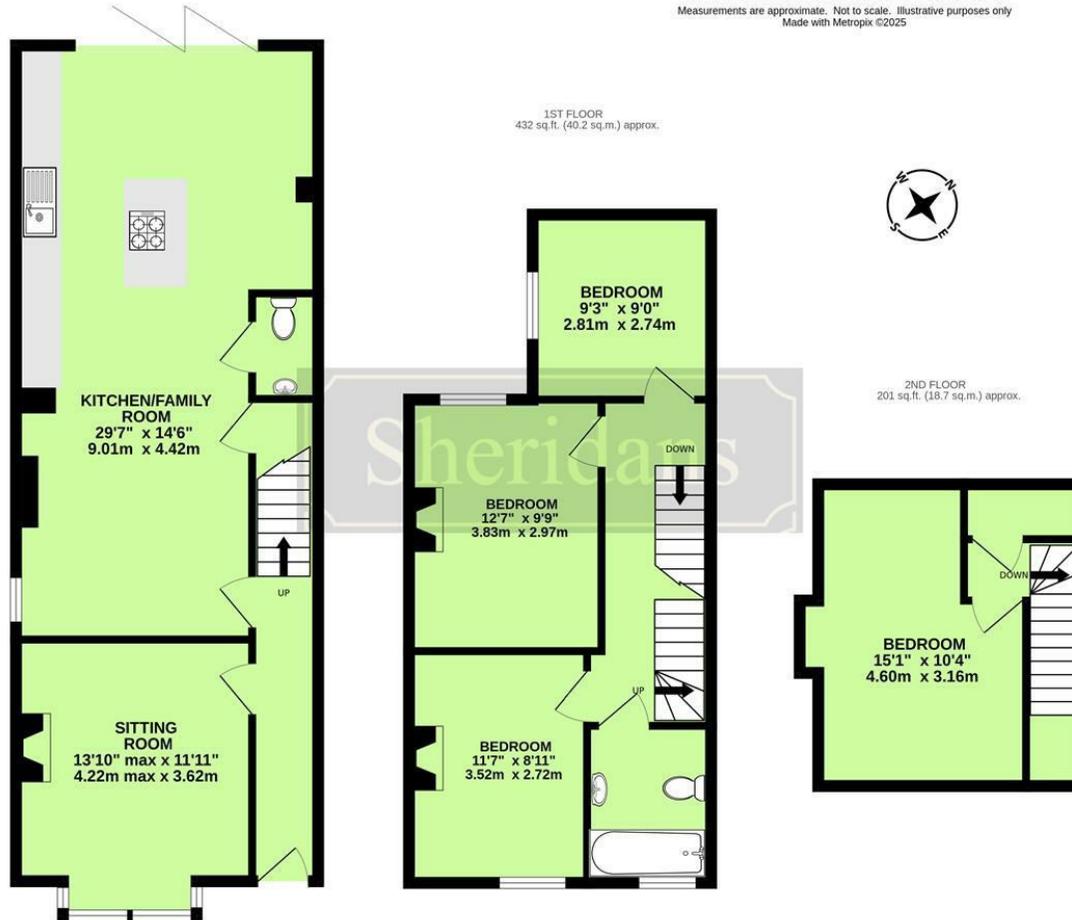
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: Very Low Risk for rivers and seas



GROUND FLOOR
623 sq.ft. (57.9 sq.m.) approx.

TOTAL FLOOR AREA: 1256 sq.ft. (116.7 sq.m.) approx.
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.

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