



Barwell Road, Bury St. Edmunds

Sheridans



Situated just a short walk from the town centre is this immaculately presented modern townhouse with generous ceiling height, offering versatile living accommodation over three floors with the added benefit of an attractive low maintenance landscaped rear garden as well as a garage and parking space.

The accommodation in brief is as follows: Entrance into the property via the front door into the entrance hallway with doors to study, bathroom, fourth bedroom/reception room and utility room. Door to front and stairs to first floor. Shower room has a window to the side, walk-in shower cubicle, pedestal basin, WC, radiator and tiled flooring. The family room has a contemporary glass wall with double glazed sash window to front making this room very light and airy. Bedroom four/reception room is rear aspect. Utility room is partially tiled with a range of base units, sink and drainer with work surfaces. Space for fridge, built in washing machine, rear aspect door and ceramic tiled floor.

On the first floor landing there is access to the first floor sitting room, dining room and a spacious front aspect kitchen/breakfast room. The sitting room is an elegant, light and airy room with two rear aspect windows and bespoke built in shutters.

On the second floor the landing accesses the master bedroom, bedroom two, bedroom three and the family bathroom; consisting of a full suite which includes a bath and a separate shower cubicle. The master bedroom is a lovely room with a double built in wardrobe, two front aspect windows and a modern en-suite shower room. Bedroom two has a built in double wardrobe and is rear aspect with bedroom three also being rear aspect.

## Outside

Outside to the side of the house there is a driveway leading to the garage with up and over door, power and light. The rear garden has been thoughtfully landscaped with a staggered area of decking combined with a paved patio area as well as several mature shrubs all enclosed mainly by an attractive brick built wall. There are steps leading to a pedestrian door to the garage.

## 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.

## Directions

From the A14 heading East take junction 43 onto a large roundabout. Take the third exit onto Compiegne Way, follow the road till you get to another roundabout which you will need to take the first exit onto Northgate Street. Turn left straight away onto Cotton Lane, follow this road until you see a left hand turning onto Barwell Road. The property will be found a short way down on the left-hand side. <https://what3words.com/seashell.inflate.whirlwind>

- Short walk to the town centre
- Four bedrooms
- Three bathrooms
- Sitting room
- Dining room
- Study
- Spacious kitchen/breakfast room
- Utility room
- Garage and parking
- Low maintenance landscaped rear garden

## Services

Mains electricity, gas, drainage and water (TBC By Vendor).

Heating - To be confirmed by Vendor

Council Tax: West Suffolk Band: D

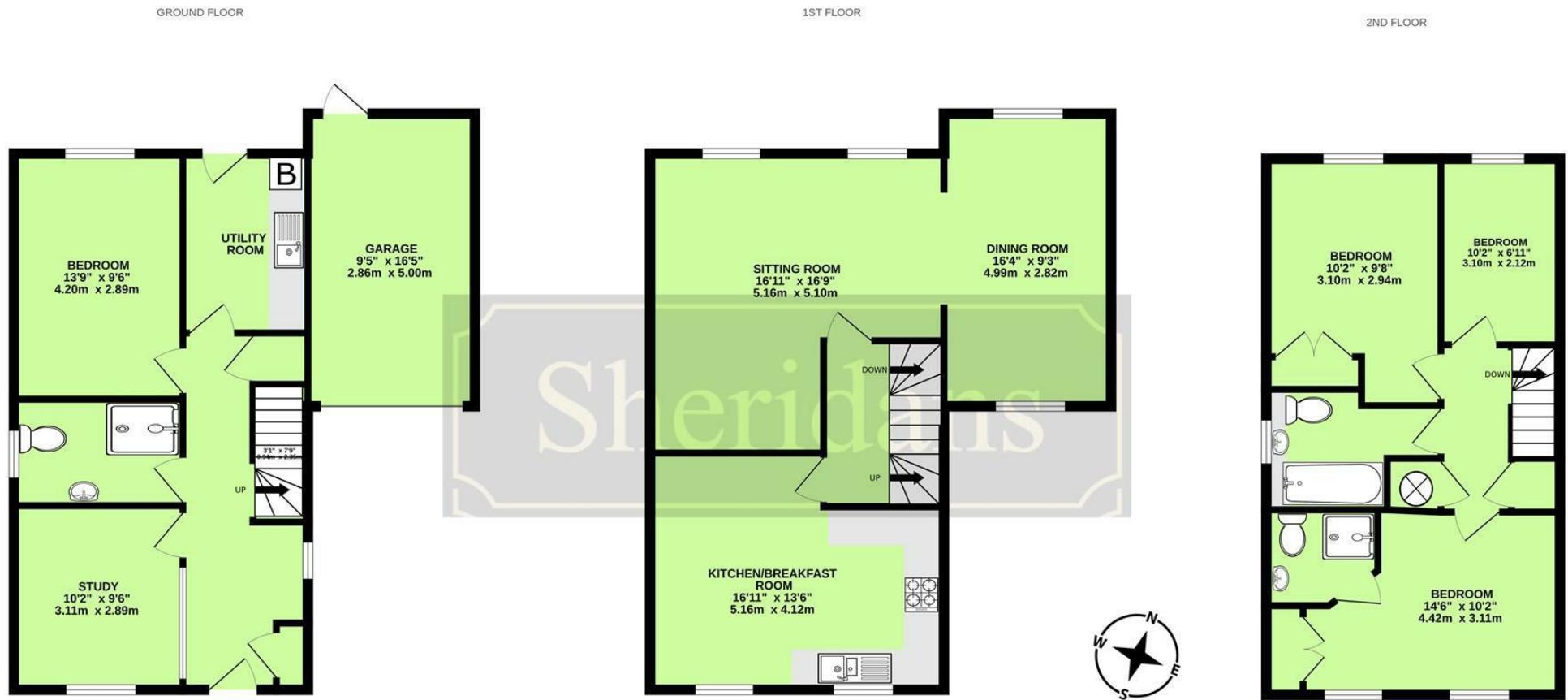
Broadband speed: Up to 1000 mbps available (Source Ofcom)

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

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

EPC Rating: C





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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