



**Cherry Tree Close, Queens Road, Bury St. Edmunds**

**Sheridans**



# Cherry Tree Close, Queens Road, Bury St. Edmunds IP33 3GB

Guide Price £850,000

An exceptional opportunity to acquire a highly individual and luxuriously appointed contemporary home, extending to approximately 2,423 sq ft (sts), superbly located within walking distance of the historic town centre of Bury St Edmunds.

This impressive modern residence has been thoughtfully designed to offer a perfect blend of contemporary living and timeless elegance, with meticulous attention to detail throughout. Set in a much sought-after residential area, the property enjoys a peaceful setting within easy reach of the town's outstanding amenities.

Upon entering the property, a welcoming entrance hall with stylish tiled flooring sets the tone for the quality found throughout. A bespoke staircase rises to the first floor, with a useful storage cupboard beneath housing the underfloor heating manifolds (underfloor heating extends throughout the ground floor). The cloakroom is beautifully appointed with a concealed cistern WC and a contemporary countertop wash basin set atop a vanity unit.

The sitting room is a stunning space, featuring a vaulted ceiling and full-width bi-fold doors opening onto the rear garden -creating a seamless connection between indoor and outdoor living. The room is finished with elegant tiled flooring, enhancing the sense of light and space.

The heart of the home is the kitchen/dining room, a superbly designed space ideal for both family life and entertaining. French doors and a bay window flood the room with natural light, while the central island with breakfast bar provides a sociable focal point. The kitchen is fitted with a comprehensive range of high-quality units, quartz worktops, and integrated appliances including a double oven, microwave, induction hob with ceiling-mounted extractor, dishwasher, and fridge/freezer. A double porcelain sink with grooved drainer completes the space.

A separate utility room offers additional storage and workspace, with quartz worktops, ceramic sink, and space for both washing machine and tumble dryer.

A study provides a quiet retreat for home working or reading. The ground floor bedroom suite is ideal for guests or multi-generational living, featuring bi-fold doors to the garden and a stylish en suite shower room with walk-in shower, concealed cistern WC, and vanity basin with storage beneath. A door leads through to the integral garage, which will be fitted with an electric roller door (approx. 23'0" x 10'3" / 7.00m x 3.13m). The garage also houses the wall-mounted gas boiler and water cylinder, with an additional door providing access to the garden.

Upstairs, the spacious landing leads to two further bedrooms. The principal bedroom suite is a luxurious retreat, complete with walk-in wardrobe and a beautifully appointed en suite shower room featuring a walk-in shower, concealed cistern WC, and vanity basin with drawers beneath. The second bedroom is generously proportioned and also benefits from its own en suite shower room. The family bathroom is finished to a high standard, comprising a separate shower cubicle, bath with central mixer tap, concealed cistern WC, and vanity basin with storage.

## Directions

When proceeding west along Queens Road, turn left into Cherry Tree Close, and the property will be found on the left hand side.

## Outside

Outside, the property enjoys a landscaped garden ideal for outdoor entertaining, with ample space for al fresco dining and relaxation. There is an attractive brick block driveway which leads to the garage with electric roller door.

## Location

The house enjoys south facing gardens whilst situated in a sought after area and is within easy reach of the town centre and the excellent range of schooling, shopping, recreational and cultural facilities historic Bury St Edmunds has to offer. 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.

- High quality individual detached modern home.
- Flexible, light and airy spacious accommodation.
- Three large double bedrooms with ensuite bathrooms.
- Expansive bright and modern kitchen/breakfast room.
- Separate useful utility room.
- Well proportioned sitting room.
- Good sized study.
- Downstairs cloakroom.
- Landscaped low maintenance garden laid to lawn with paved terrace.
- Garage and driveway parking.

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.

## Services

All mains services being gas, electric, water and drains are connected. Underfloor heating downstairs only.

Council Tax: West Suffolk Council Tax Band E

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

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

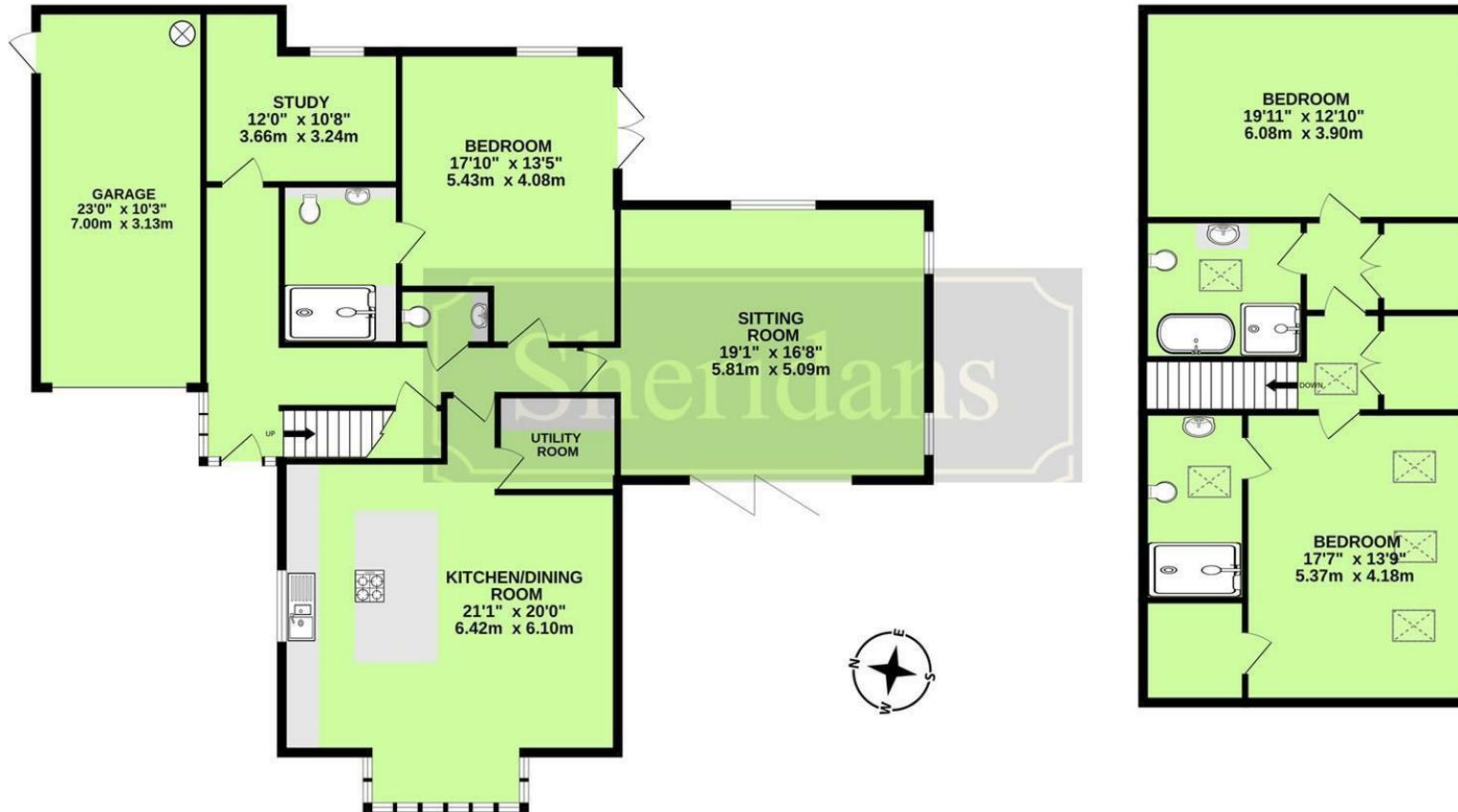
Flood Risk: Very low



GROUND FLOOR

1ST FLOOR

TOTAL FLOOR AREA : 2432 sq.ft. (225.9 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.

**Sheridans Estate Agents**

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