



Myrtlewood Road, Bury St. Edmunds

Sheridans



Myrtlewood Road, Bury St. Edmunds IP32 6TS

Offers Over £350,000

A detached double fronted 3 bedroomed house providing immaculately presented accommodation, complemented by enclosed gardens, and ample parking with garage.

This beautifully presented house displays many attractive features throughout whilst possessing a light and airy atmosphere complemented by enclosed south east facing gardens. The house benefits from newly fitted carpets and re-decoration with accommodation currently in brief comprising an entrance door opening to entrance hall and stairs off to first floor with under-stairs cupboard and door to the cloakroom.

The sitting room is light and airy with window to front and bay window to side. The well appointed kitchen/dining room is an ideal space for entertaining, fitted with an excellent range of units providing plenty of drawer and cupboard space, beneath preparation surfaces, complemented by integrated appliances and with French doors opening to the south east facing gardens.

On the first floor is a landing with useful cupboard and access to loft space. The main bedroom offers views overlooking the gardens and has a fitted double wardrobe cupboard and complemented by an en-suite shower room. The two remaining bedrooms are served by a family bathroom completing the first accommodation which is offered with no onward chain.

Outside

To the side of the house is an enclosed garden being mostly laid to lawn. Within the garden is a timber shed and a paved terrace creating an ideal space for outdoor entertaining. From the garden a gate leads directly to the driveway providing off road parking for up to two cars and access to the garaging.

Location

The house is within this very popular new development on the edge of the town providing excellent access to the A14 dual carriageway. 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

From the town centre proceed North along Northgate Street, straight across the roundabout onto Fornham Road (A1101). Go straight at the traffic lights into Mildenhall Road and out of the town. At the roundabout turn left into Sandland Drive, then turn left again into Crosses Link and then take the second right into Myrtlewood Road.

Services

All mains services are connected. Gas fired radiator central heating.

Council Tax Band C.

NHBC warranty runs to August 2028,.

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

- Immaculate detached house in popular edge of town location
- Enclosed south east facing gardens
- Ample parking and garage
- No onward chain
- Newly fitted carpets, re-decorated
- Cloakroom
- Sitting room
- Well equipped kitchen/dining room
- Main bedroom with en-suite
- Two further bedrooms, family bathroom

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

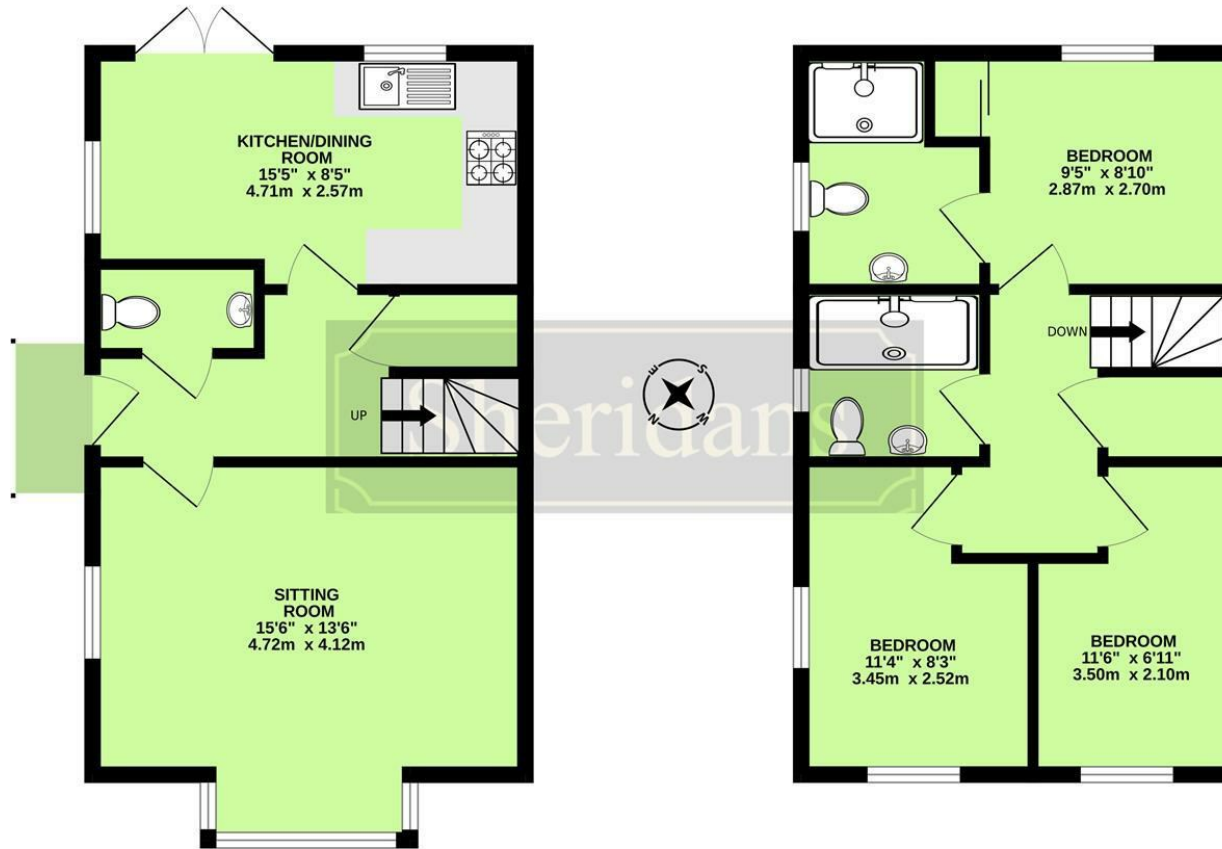
Flood Risk: Very Low Risk



GROUND FLOOR

1ST FLOOR

TOTAL FLOOR AREA : 904sq.ft. (84.0 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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