



**81 Sicklesmere Road,
Bury St. Edmunds, Suffolk.**

**DAVID
BURR**

81 SICKLESMERE ROAD, BURY ST. EDMUNDS, SUFFOLK. IP33 2BS

The Cathedral town of Bury St Edmunds lies in West Suffolk at the heart of East Anglia famous for its Benedictine Abbey. The town has extensive facilities and amenities to cater for all walks of life and has exceptional transport links. The A14 bypasses the town and links the Midlands with the East coast. London via the M11 is 60 miles. The railway station offers services to Cambridge, Norwich and Ipswich with connections for London. A commuter rail link is available at Stowmarket.

A much-extended detached family home on the periphery of Bury St. Edmunds town centre, enjoying generous gardens and off-road parking. The property occupies a convenient yet accessible location and there is scope for any prospective purchaser to enhance the existing schedule of accommodation to their liking.

A spacious detached family home on the periphery of Bury St. Edmunds town centre with off-road parking and generous gardens.

ENTRANCE HALL: With door to:-

KITCHEN/BREAKFAST ROOM: Initially comprising a dining area, well-equipped to house a table and chairs with window to side aspect and open-plan access to the kitchen area which is appointed with a range of matching wall and base units. Integrated appliances include a 4-ring gas hob with extractor over, integrated oven, stainless steel sink inset with dual drainers and mixer tap over. Spaces for further white goods to include a dishwasher, microwave and fridge/freezer. There is open-plan access to the:-

UTILITY/BOOT ROOM: Located to the rear of the kitchen with spaces for further white goods, such as a washing machine and tumble dryer as well as housing the gas fired boiler with a personnel door leading to the rear gardens.

SITTING ROOM: Located toward the front of the property, a versatile space well-equipped for informal entertaining with a bay fronted window.

DINING ROOM: A versatile space located to the rear of the property with a serving hatch from the kitchen inset with windows and French style

double doors overlooking the rear gardens and ample space for formal dining and entertaining.

BEDROOM 1: A double bedroom with bay fronted window and space for freestanding storage.

BEDROOM 2: A double bedroom with window to side aspect.

FAMILY SHOWER ROOM: With white suite comprising WC, hand wash basin with wall mounted vanity unit and storage under, walk in shower with glass shower screen and drencher head over. Frosted window to side.

First Floor

LANDING: With access to deep storage cupboard which may be ripe for use as a bathroom (subject to obtaining the necessary consent). Door to:-

BEDROOM 3: A substantial double bedroom with dual sky light windows.

BEDROOM 4: A double bedroom with window to rear aspect.

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Outside

The property occupies a convenient, yet accessible location on the periphery of the Bury St. Edmunds town centre with **OFF-ROAD PARKING** for a number of vehicles located to the front elevation. An expansive garden is located to the rear. There is a small terrace immediately abutting the rear of the property with access leading to the predominantly lawned gardens which are home to a number of specimen trees and shrubs with a further fenced area leading to a pond and seating area at the rear most part of the plot. Also incorporated within the grounds is a substantial **WORKSHOP**: With barn style door to the front elevation and window to the side.

In all about 0.14 acres.

AGENTS NOTE

Please note we understand the property is unregistered.

SERVICES: Main electricity, water and drainage are connected. Gas fired heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: D - £2,086.39 – 2024/25.

EPC RATING: Awaiting report.

BROADBAND SPEED: Up to 1000 Mbps (source Ofcom).

MOBILE COVERAGE: EE, Three, O2 and Vodafone – outdoor, likely. (source Ofcom). **NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

WHAT3WORDS: ///gifts.beanbag.stumps.

VIEWING: Strictly by prior appointment only through DAVID BURR Bury St. Edmunds 01284 725525.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



