



**Hutton Close, Bury St. Edmunds**

**Sheridans**







# Hutton Close, Bury St. Edmunds IP33 3GY

Guide Price £650,000

A superb link-detached bungalow providing spacious accommodation situated on the much favoured western side of Bury St Edmunds.

Built to a high standard in 2006, presented in excellent order throughout and benefitting from underfloor heating and double glazing, this impressive home enjoys a tucked away setting within a short walk of the excellent range of facilities the historic market town of Bury St Edmunds has to offer.

It can be offered with no onward chain and can be available for immediate occupation, the accommodation currently in brief comprises; of a spacious entrance hall with fitted double cupboard and double doors leading through to the triple aspect sitting room with fireplace and double doors to the snug/garden room with glazing and double doors to the garden and to the well-equipped kitchen breakfast room, fitted with an extensive range of units and integrated appliances with a separate utility room containing a water softener.

All of the three comfortable bedrooms have built-in wardrobes and two are complemented by stylish en-suite shower rooms and the family bathroom completes the accommodation.

## Outside

To the front of the property is a low maintenance garden area and a block paved driveway providing off road parking and giving access to the integral double garage with power and light connected. Gated access leads to the rear garden which is paved with a timber shed and enclosed by fencing.

## Location

The property enjoys a tucked away setting and is perfectly situated within walking distance of the historic town centre. It is close to well-regarded schools and sports facilities, and uniquely independent shops (and well known high street stores, and including a Waitrose supermarket and Marks and Spencer food hall), and the beautiful parks, cinemas, theatres and restaurants for which the town is famously known as the 'jewel in the crown of Suffolk'. The bungalow is close to everything that gives Bury its distinct reputation for bringing together the best of old and new, with its rich history and its broad range of venues for dining, shopping and relaxing. These include an impressive fresh produce market every Wednesday and Saturday. The town is renowned for its beautiful Cathedral and for the leafy and floral Abbey Gardens with its impressive medieval ruins, all just a short stroll down from the colourful boutiques and cafe culture of the town centre.

It is easy to see why people want to settle in Bury and make it their home. This property is close to the excellent rail and road networks which make London and Cambridge easily commutable, along with giving access to the fine range of town, country and coastal destinations of East Anglia. Additionally, for international destinations, Stansted Airport is only about an hour's door-to-door journey from the house.

## Directions

When entering Bury St Edmunds from the direction of the A14 along Newmarket Road, proceed straight over the traffic lights and Hutton Close will be found further on the left-hand side.

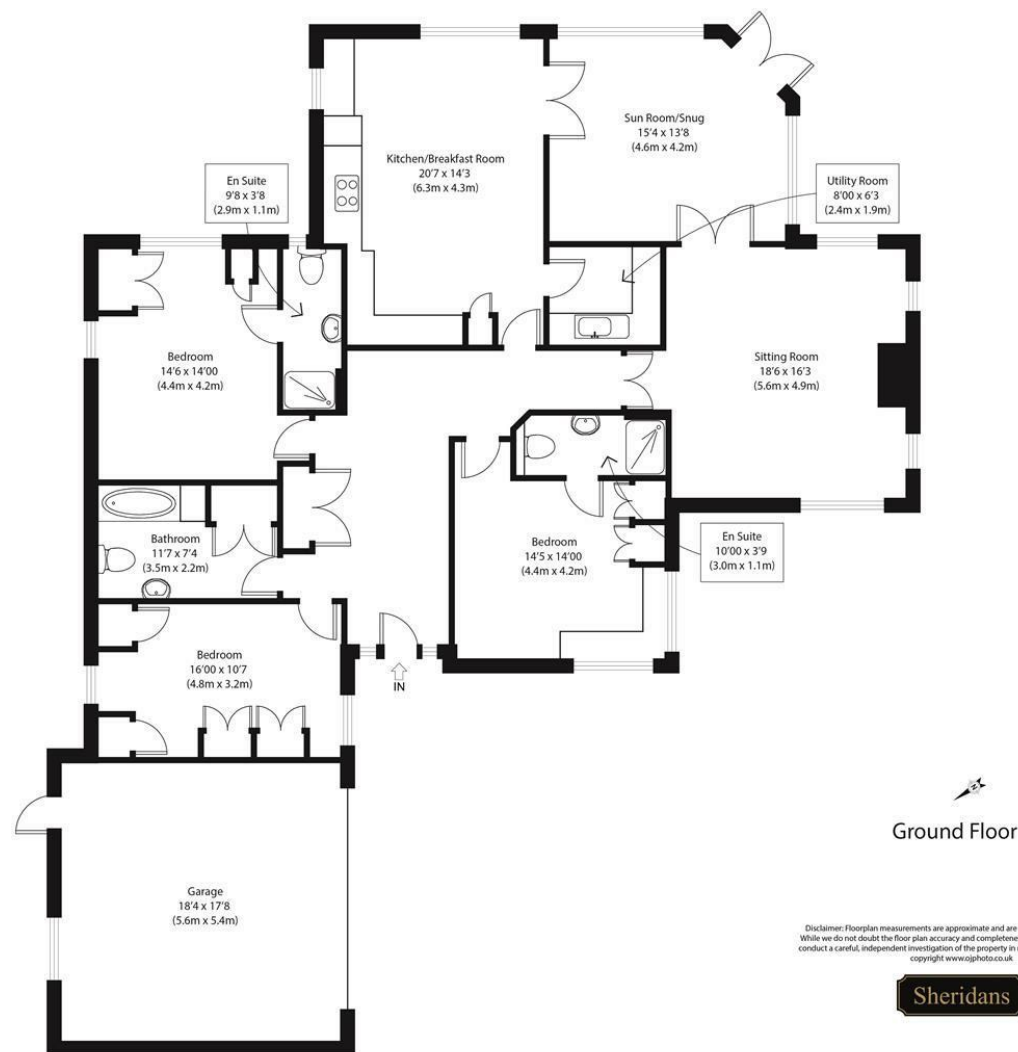
- Outstanding link-detached bungalow
- Double glazing, underfloor heating
- Kitchen/Breakfast room
- Two en-suites
- Built to a very high specification
- Two reception rooms
- Three generous bedrooms
- Low maintenance private garden
- Ample parking, double garage with electrically operated door
- Short walk to the town centre

## Services

All mains services are connected. Underfloor heating. Council tax band F. EPC Rating: C. No onward chain.

The snug/garden room has electrically operated external sun blinds, with automated wind sensor retraction system.





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**

**Web:** [www.sheridans.ltd.uk](http://www.sheridans.ltd.uk) **Email:** [info@sheridans.ltd.uk](mailto:info@sheridans.ltd.uk)

**Bury St. Edmunds Office**

19 Langton Place,  
Bury St Edmunds, IP33 1NE

**Tel:** 01284 700 018

**Knightsbridge London Office**

45 Pont Street,  
London, SW1X 0BD

**Tel:** 020 7629 9966

**Registered office:** Sheridans Limited, 19 Langton Place, Bury St Edmunds, IP33 1NE

**Registered in England No.** 04461290

**VAT Number:** 794 915 378



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