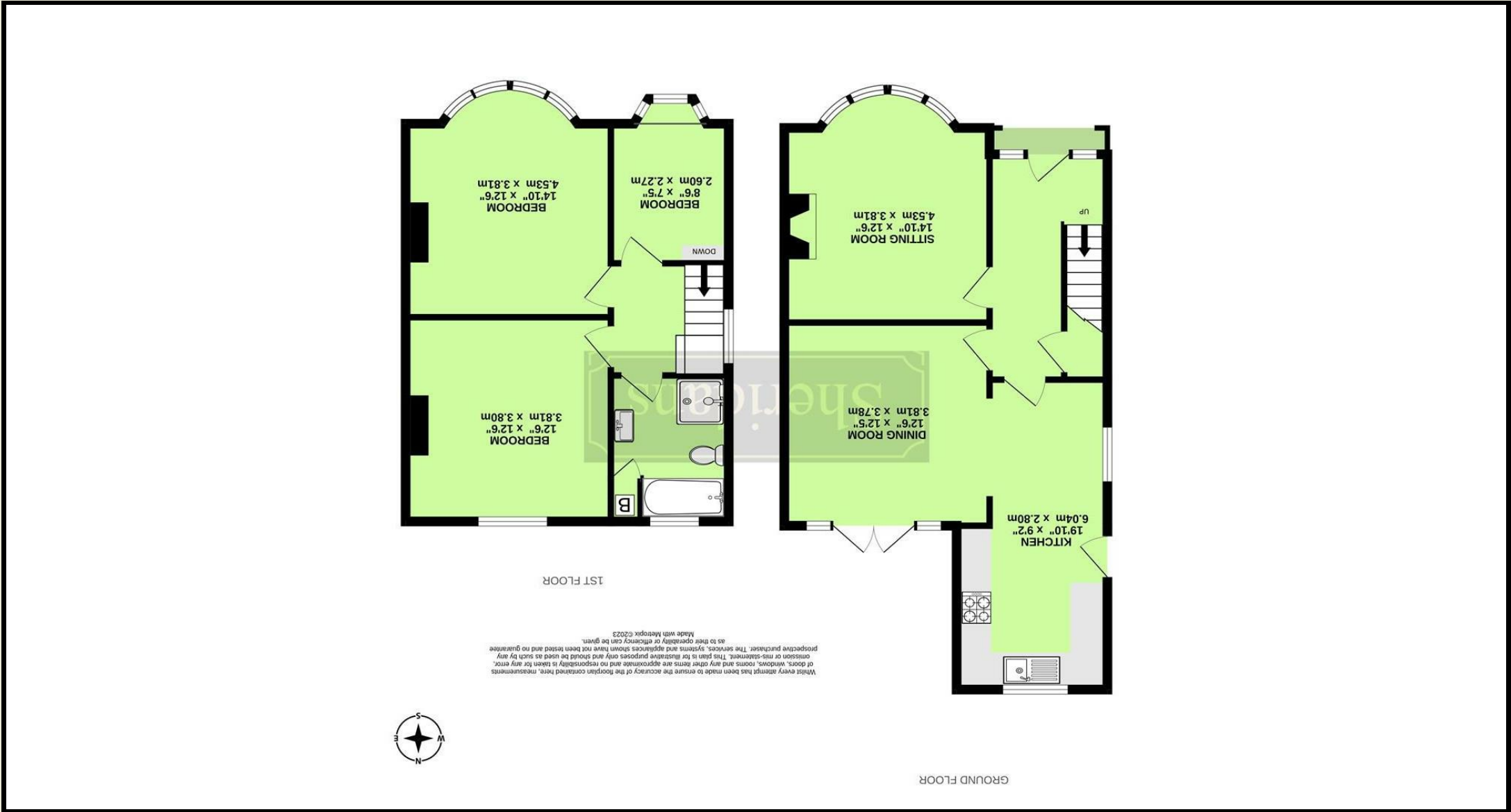




Westley Road, Bury St. Edmunds



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)

Registered in England No. 04461290

VAT Number: 794 915 378

The Property Ombudsman

Indeal propertymark



**Bury St. Edmunds Office**  
19 Langton Place,  
Bury St Edmunds, IP33 1NE  
Tel: 01284 700 018

**Knightsbridge London Office**  
45 Port Street,  
London, SW1X 0BD  
Tel: 020 7629 9966

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





## Westley Road, Bury St. Edmunds IP33 3SD

Guide Price £475,000

Sheridans are delighted to offer to the market this beautifully and tastefully decorated three bedroomed 1930's house on one of the most sought after roads on the western side of the town, which features a stunning large mature garden with an excellent array of shrubs and trees, offering a great degree of privacy and seclusion as well as several useful timber outbuildings.

This immaculately presented home has been much improved by the present owners, resulting in a warm ambience which combined with the elegant and contemporary décor, has a real attention to detail.

The accommodation in brief comprises; entrance hallway with stairs leading to first floor landing, front aspect formal sitting room with bay window as well as an extremely spacious dining room. Following on from the hallway the space opens up into an open plan space which includes a beautifully appointed fitted kitchen, with a comprehensive range of storage units and built-in appliances. The well-proportioned dining room benefits from French doors opening onto a sizeable paved terrace with a lovely view of the garden, creating a wonderful space to entertain friends and family.

On the first floor there are three bedrooms and a stylish refitted bathroom.

NB It should be noted that the house absolutely lends itself to an extension if required with space to the rear of the property, as well as the possibility of a master bedroom loft conversion, subject to planning etc.

### Outside

To the rear of the house the garden is certainly a real feature of this fabulous house. The garden has been thoughtfully landscaped with a great array of shrubs and bushes whilst being laid mainly to lawn and offering a good degree of privacy and seclusion. In addition to the garden just being a fantastic outdoor space to entertain friends and family, or to while away the time, there are also several useful outbuildings. The principal outbuilding is generously proportioned and, is situated at the end of the garden and features crittall door and windows with curved roof beams, a living turf roof and a stove making it an ideal garden retreat, gym or workshop.

### Directions

When proceeding along Westley Road from the direction of Bury St Edmunds, the house will be found some distance on the right hand side.

### Location

The house is situated within easy reach of the historic town centre and the excellent range of schooling, shopping, recreational and cultural facilities. Bury St Edmunds is a picturesque, thriving market town which brings together the old and the new. The town boasts 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

- Stunning three bedroom semi-detached home.
- Stylish property that has been improved to an extremely high standard.
- Large attractive well-tended rear garden with three quality timber outbuildings.
- Front aspect sitting room.
- Well-equipped open plan modern kitchen leading to a well-appointed dining room.
- Refitted luxury first floor bathroom with bath and separate shower.
- Good sized gravel driveway for several vehicles.
- Highly sought after location on the west side of town.

assortment of shops, restaurants and entertainment centres. Westley Road is a sought after location situated on the western periphery of the town and provides access to the excellent range of schooling, shopping and recreational facilities historic Bury St Edmunds has to offer. Convenient access is gained to the A14 dual carriageway and links the east coast ports Newmarket, Cambridge and London via the M11 motorway.

### Services

Mains services are connected. Council tax band D. EPC Rating: D

