



Bramley Close, Bury St. Edmunds

Sheridans



Bramley Close, Bury St. Edmunds IP32 7HP

Guide Price £735,000

Sheridan's are delighted to offer to the market this impressive individual detached home, spanning over 3,000 square feet of flexible accommodation. This includes five/six bedrooms, five reception rooms including a spacious kitchen/breakfast room and a games room/home office and attached garage with great annexe or business potential.

The accommodation in brief is as follows: Entrance into the property via the front door into the entrance hallway which accesses the kitchen/breakfast room, sitting room, dining room and houses the staircase to the first floor landing. The kitchen/breakfast room is spacious, light and airy, being rear aspect with a partially vaulted ceiling with further roof lights. This room offers a great space in which to cook with the family or to entertain on a grand scale to which the layout of the house certainly lends itself. Furthermore within the kitchen in addition to the usual storage options there are two further large built in storage cupboards as well as being adjacent to the huge utility room which is as roomy as many average kitchens.

The downstairs shower room is accessed from this area as is the vestibule with high vaulted ceiling, ceramic tiled floor and french doors to rear, also connecting the oversized garage and games room above. The sitting room is well proportioned and with plenty of natural light as it is triple aspect and features a gas fired imitation wood burner on polished granite hearth, for cosy winter nights. The sitting room then leads into the rear aspect conservatory which connects beautifully to the garden with the feeling of bringing the outdoor space inside. The room that is currently used as the dining room could be used for a multitude of other purposes including a study, downstairs bedroom or family room for those with younger children.

On the first floor there is a generous landing which accesses four double bedrooms and the family bathroom. The master bedroom has two double built in wardrobes and a vast en-suite bathroom with a corner bath, wash hand basin and low level wc, as well as a cavernous built in cupboard for toiletries. The second bedroom is rear aspect with a built in double wardrobe. Both bedrooms three and four are front aspect with double built in wardrobes. The family bathroom has a full suite including a bath and a separate shower

cubicle as well as a wash hand basin and a low level wc. On the second floor there are two further rooms including bedroom five and another reception room which is used by the current vendors as a study/ family room however there is the potential to add an ensuite and turn the second floor bedroom into a master suite.

Outside

The unusually large oversized garage with twin roller shutter doors (one electrically operated with remote control) is yet another real feature of this excellent home providing space for up to four cars dependant upon size or just a huge amount of storage options. The room above has been labelled as a games room however equally could be used as a home office, gym, bedroom six or with potential to create a self-contained annexe or even an Airbnb.

To the rear of the house the garden has been laid mainly to lawn and offers a good degree of privacy and seclusion. There is a paved patio terrace adjacent to the rear of the house positioned ideally for al-fresco dining and entertaining friends and family.

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 assortment of shops, restaurants and entertainment centres.

Directions

From Orttewell Road, leave Bury St Edmunds on Mount Road towards

- Five bedroomed detached in excess of 3,000 square feet
- Substantial individual home situated at the top of an exclusive cut-de-sac
- Annexe potential
- Three bathrooms
- Spacious kitchen/breakfast room and separate utility room
- Well proportioned sitting room
- Dining room and conservatory
- Study and Games room/Family room
- Extra large garage for 2-4 cars
- Well maintained garden laid mainly to lawn

Thurston and take the second left hand turning onto Appledown Drive and subsequently take the third turning on the right into Bramley Close with the property being found at the end of the cul-de-sac.

Services

All mains services connected. Council tax F.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(81-91) B		
(65-80) C		
(55-64) D		
(45-54) E		
(35-44) F		
(21-34) G		
Not energy efficient - higher running costs		
England & Wales	70	75
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(65-80) C		
(55-64) D		
(45-54) E		
(35-44) F		
(21-34) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	62	67
EU Directive 2002/91/EC		



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

Bury St. Edmunds Office
89 Whiting Street, Bury St. Edmunds
Suffolk, IP33 1NX
Tel: 01284 700 018

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

Long Melford Office
The Stables, Hall Street, Long Melford,
Suffolk, CO10 9JT
Tel: 01787 466 566

Registered in England No. 04461290
VAT Number: 794 915 378

Web: www.sheridans.ltd.uk Email: info@sheridans.ltd.uk

Registered office: Sheridans Limited, 88-89 Whiting Street, Bury St. Edmunds, Suffolk, IP33 1NX



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