Kingsworth Road, Bury St. Edmunds

Sheridans

Kingsworth Road, Bury St. Edmunds IP32 7JA

Offers Over £450,000

A much improved detached 3 bedroom house providing immaculately presented accommodation complemented by south facing gardens.

Built of traditional brick construction beneath a tiled roof this extended and newly improved detached property is conveniently positioned on the popular Bartons Development situated within easy reach of the Abbey Gardens and historic town centre. This home benefits from three/four double bedrooms, principal with en suite shower room, two reception rooms, large kitchen/breakfast/family room, south facing landscaped garden with studio. Driveway parking.

It is understood from the vendor that new improvements carried out in 2023 include new gas boiler, column radiators throughout, new kitchen and integrated appliances, new carpets, new bathroom and en-suite, new oak doors throughout, fully redecorated and a new landscaped area at side of house and shed.

The immaculately presented accommodation currently in brief comprises of an entrance hall leading through to the spacious sitting room with window to side and stairs off to first floor. The stunning "live in" kitchen/dining room is certainly the show piece of the house, fitted with a new kitchen boasting integrated appliances and island and also stylish Bi-fold doors opening to the south facing gardens, creating a lovely light and airy atmosphere. The separate utility leads through to the cloakroom. A versatile family room/bedroom 4 completes the ground floor accommodation.

On the first floor are 3 comfortable bedrooms including a principal bedroom with re-modelled/upgraded en-suite. The re-fitted family shower room serves the remaining bedrooms and completes the first floor accommodation.

Outside
The house is approached along a driveway providing extensive vehicle parking and to the rear is a superb landscaped garden creating a wonderful outdoor area for entertaining enjoying the southerly aspect.

The landscaped garden is a delight, with two resin bound terraces, a dining area with pergola over, raised feature planter, and lawn. There is a Summer house/studio positioned at the rear of the garden which would provide the new owners an additional versatile space, it also has it's own power supply. The garden is enclosed by a mixture of wall and fencing offering a high level of privacy.

Location
Bury St Edmunds is one of Suffolk's most sought-after market towns, combining historic charm with excellent modern amenities. Renowned for its Cathedral, vibrant cultural scene, theatres, cinemas, restaurants and attractive green spaces, the town offers an outstanding quality of life. A traditional market operates twice weekly, complemented by a wide range of independent shops, cafés and national retailers.

The town benefits from excellent schooling, a strong community atmosphere and superb transport links, with easy access to Cambridge, Ipswich and beyond via the A14, as well as regular rail services.

Directions
From the town centre, proceed along Eastgate Street and into Barton Road. Take the second turning on the right into Kingsworth Road, where the house will be found further on the left hand side.
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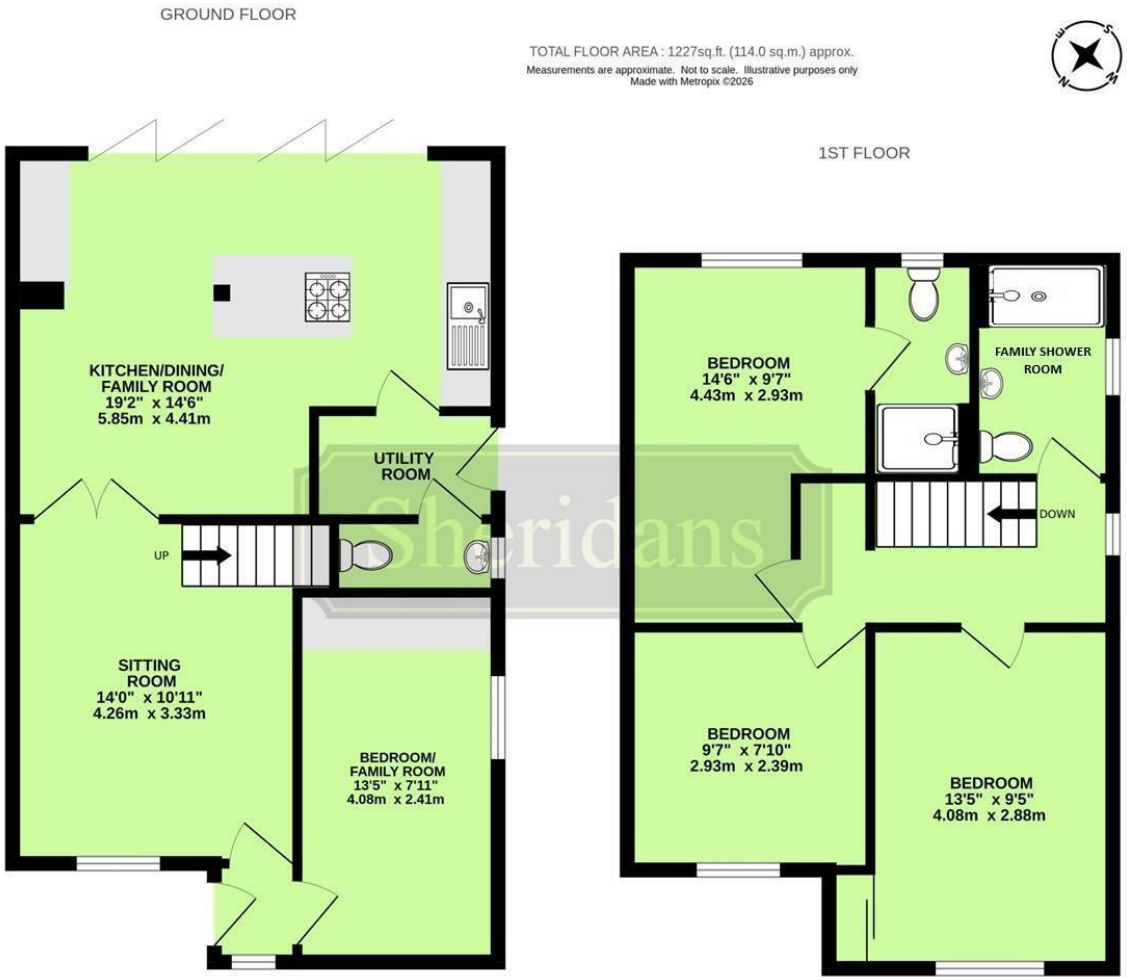
- Newly upgraded detached house on edge of town
- South facing gardens ideal for entertaining
- Ample off road parking
- Immaculately presented with high quality features
- Sitting room
- Family room/bedroom 4
- Stunning kitchen/dining room with island and Bi-fold doors to gardens
- Utility, cloakroom
- Principal bedroom with stylish en-suite
- 2 remaining bedrooms and luxurious family shower room

Services
All mains services are connected. New combi gas boiler 2023.
Council Tax: West Suffolk Band: D
Broadband speed: Up to 1000 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: No Risk



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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