Kings Road, Bury St. Edmunds

Sheridans

Kings Road, Bury St. Edmunds IP33 3DR

Guide Price £695,000

Occupying a generous plot and offering a surprisingly versatile arrangement of accommodation, this detached home presents a wonderful opportunity for those seeking both space and flexibility, all within easy reach of the town centre.

Internally, the accommodation is well balanced and arranged over split levels, creating a natural sense of separation between living and sleeping spaces. Of particular note is the generous sitting room, a welcoming space centred around a fireplace and flowing seamlessly into the conservatory, which enjoys a lovely outlook across the garden and provides an excellent additional reception area.

The dining room offers a more formal setting for entertaining and is conveniently positioned adjacent to the kitchen/breakfast room, which is fitted with a range of units and provides ample space for informal dining.

There are three well-proportioned bedrooms on the main level, served by a family bathroom. The layout is further enhanced by a lower ground floor which offers exceptional flexibility, currently comprising a substantial family room and an additional bedroom with adjacent bathroom. This space would lend itself equally well to guest accommodation, a home office suite or multi-generational living, depending on requirements.

In all, the property extends to approximately 1,615 sq. ft. and offers a rare combination of adaptable accommodation, mature gardens and a highly convenient setting.

Outside
To enter the property you drive through double gates on to the driveway. The property is approached via a mature frontage, with established planting lending a sense of privacy. To the rear, a particularly attractive garden provides a delightful setting, combining open lawn with more intimate seating areas. A charming terrace, framed by hedging, lies directly outside the conservatory and offers an ideal spot for outdoor dining and entertaining, while the main expanse of lawn extends beyond and enjoys a high degree of seclusion.

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.

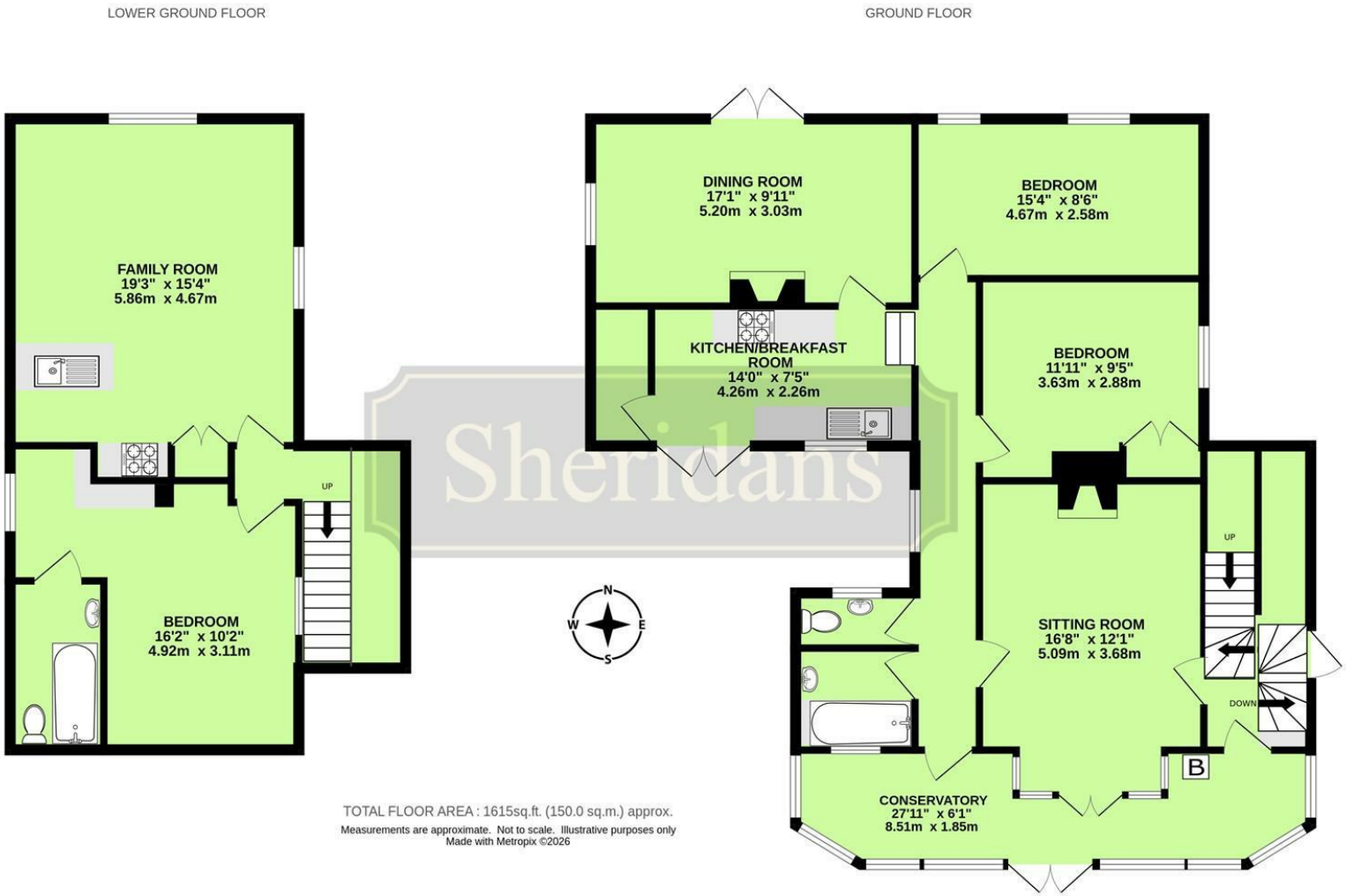
The town benefits from excellent schooling, a strong community atmosphere and superb transport links, with easy access to Cambridge, Ipswich and beyond via the A14, as well as regular rail services.

Directions
Leave the town centre on Kings Road and proceed straight over the Parkway roundabout and then follow the continuation of Kings Road.

Services
Mains electricity, gas, drainage and water. Gas central heating.

- Detached home of versatile accommodation, sitting on a 0.25 acre plot
- Attractive, mature plot with a generous rear garden enjoying a high degree of privacy
- Three well-proportioned bedrooms on the ground floor
- Substantial sitting room opening through to a bright conservatory with garden views
- Separate dining room, ideal for formal entertaining
- Kitchen/breakfast room with space for informal dining
- Lower ground floor offering excellent flexibility, including a large family room
- Additional bedroom and bathroom to the lower ground floor, ideal for guests or multi-generational living
- Charming terrace and seating area, perfectly suited to outdoor dining
- Conveniently located within easy reach of the town centre and local amenities

Council Tax: West Suffolk Band: D
Broadband speed: Up to 5500 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three and O2 (Source Ofcom)
Flood Risk: Surface water - Very Low Risk. Rivers & The Sea - Very Low Risk
The property sits on a 0.25 acre plot (sts)



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

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