Denham Close, Bury St. Edmunds

Sheridans

Denham Close, Bury St. Edmunds IP33 3XT

Guide Price £190,000

A modern two-bedroom quarter house, conveniently positioned in a quiet setting off the road, offering excellent access to Bury St Edmunds town centre and the A14. Offered with no onward chain, this well presented home has been redecorated throughout and provides bright and airy, low-maintenance accommodation ideally suited to a range of discerning buyers or those seeking a convenient lock-up-and-leave property.

Built of traditional brick construction beneath a tiled roofline, a composite front door opens into an entrance lobby leading through to the light and airy sitting/dining room, which enjoys a pleasant outlook to the front and staircase rising to the first floor. The adjoining kitchen is fitted with a stylish range of high-gloss white units providing ample cupboard and drawer storage beneath preparation surfaces, complemented by an integrated oven, hob with extractor over, stainless steel sink with drainer and space for additional appliances.

On the first floor, the landing provides access to two well-proportioned bedrooms, with the principal bedroom benefiting from a fitted sliding-door wardrobe and integral airing cupboard. A contemporary bathroom fitted with a modern white suite completes the accommodation.

Having been significantly improved by the current owner, the property further benefits from UPVC double glazing and updated electric heating, enhancing comfort, practicality and efficiency.

Outside
Outside, there is a small, low-maintenance front garden area together with a useful lockable external storage cupboard and an allocated parking space. Occupying a tucked-away position set off the road, the property enjoys a peaceful setting whilst remaining within easy reach of the town centre's extensive amenities and offering straightforward access to the A14, making it an ideal choice for commuters.

Location
Bury St Edmunds is widely regarded as one of Suffolk's most desirable market towns, offering an exceptional blend of historic charm and modern amenities. Renowned for its impressive Cathedral, vibrant cultural scene, theatres, cinemas, restaurants and attractive green spaces, the town provides an outstanding lifestyle for residents of all ages. A bustling market continues to operate every Wednesday and Saturday, while an excellent mix of independent shops, cafés and national retailers creates a thriving and welcoming town centre.

Set in the heart of Suffolk, Bury St Edmunds benefits from excellent educational facilities, a strong community atmosphere and superb transport links. The A14 provides easy access to Cambridge, Ipswich and the wider road network, while regular rail services make the town a popular choice for commuters. Combining character, convenience and a wealth of amenities, it is easy to see why Bury St Edmunds remains such a sought-after place to call home.

Directions
When leaving Bury St Edmunds along Newmarket Road, turn left into Denham Close and follow the road where the property can be found on the right.

3 What Words ///affirming.flags.watch

- CHAIN FREE
- Re-decorated throughout
- Stylish kitchen
- Modern bathroom
- UPVC double glazing
- Allocated parking space
- Quiet position set off the road
- Easy access to amenities

Services
Mains electricity, water and drainage. Electric heating.
No onward chain.
Council Tax: West Suffolk Band: B
Broadband speed: Up to 5500 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: Very Low Risk (source gov.uk)

GROUND FLOOR

1ST FLOOR

TOTAL FLOOR AREA : 495 sq.ft. (46.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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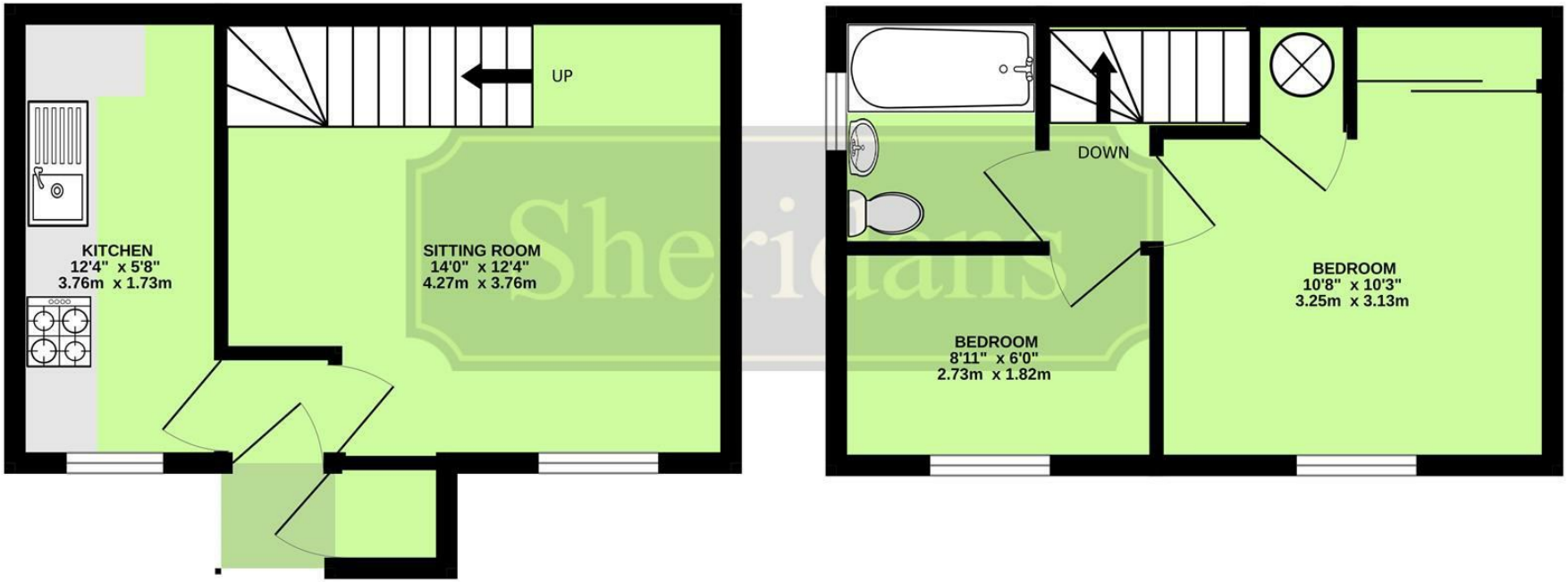

These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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The Property Ombudsman

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