

Bramley Close, Bury St. Edmunds

Sheridans









Bramley Close, Bury St. Edmunds IP32 7HP

Guide Price £799,950

Tucked away within a highly regarded cul-de-sac on the eastern side of Bury St Edmunds, this substantial detached family home offers beautifully balanced accommodation extending to approximately 1,819 sq. ft., complemented by exceptional outdoor entertaining space, a heated swimming pool and an impressive poolside bar.

The property is approached via a generous block paved driveway providing extensive parking and access to the double garage. The attractive frontage immediately creates a strong first impression, whilst inside the accommodation has been thoughtfully arranged to suit modern family living.

A welcoming reception hall leads through to a superb sitting room extending to over 22ft in length, providing an elegant and comfortable principal reception space. The adjoining dining room enjoys a pleasant outlook over the rear garden and offers an ideal setting for both formal entertaining and everyday family meals.

Positioned at the heart of the home, the well-appointed kitchen is complemented by a separate utility room and cloakroom, whilst the adjoining family room creates a versatile space for relaxed day-to-day living. Large windows and glazed doors ensure an abundance of natural light throughout the ground floor and create a seamless connection between the house and garden beyond.

The first floor provides four well-proportioned bedrooms, including an impressive principal bedroom with a dedicated dressing room and en-suite shower room. Three further bedrooms are all doubles and are served by a spacious family bathroom, making the property perfectly suited to growing families.

Outside
Outside, the rear garden is undoubtedly one of the property's most outstanding features. Designed with entertaining in mind, it incorporates a substantial paved terrace surrounding a fully heated outdoor swimming pool, creating a wonderful setting for summer gatherings. Adjacent to the pool is a sheltered seating area and entertaining space, offering the perfect place to relax with family and friends. A separate bar building further enhances the lifestyle appeal of the property, providing an excellent venue for hosting guests throughout the year. The garden also includes areas of lawn and mature boundaries, creating a sense of privacy and seclusion, whilst the garage and additional storage areas provide excellent practicality. To the front of the property is a block paved driveway providing extensive parking and access to the double garage.

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 Orttewell Road, leave Bury St Edmunds on Mount Road towards 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 on the right hand side at the bottom of the road.

Services

- Substantial detached family home
- Four double bedrooms
- Principal bedroom with dressing room and en-suite
- Sitting room, dining room and separate family room
- Kitchen, utility room and cloakroom
- Double garage and extensive driveway parking
- Fully heated outdoor swimming pool
- Sheltered poolside seating and entertaining area
- Detached bar building with WC
- Popular cul-de-sac location

Mains electricity, gas, drainage and water. Gas fired central heating.
Council Tax: West Suffolk Band: E
Broadband speed: Up to 1800 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: No risk





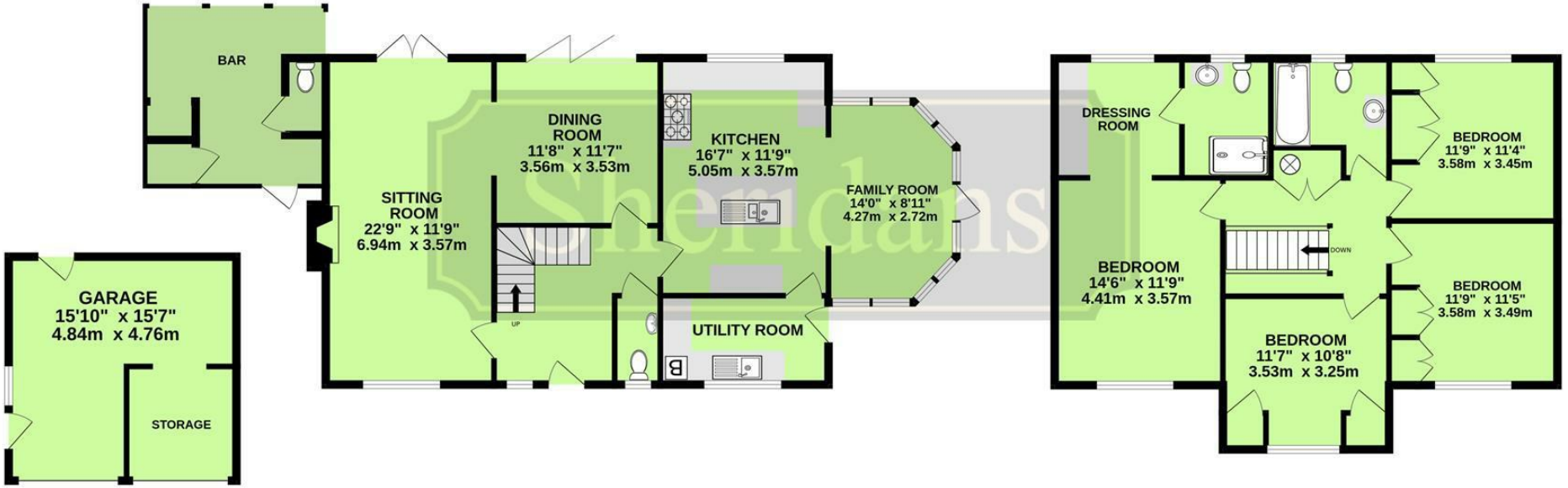


GROUND FLOOR

1ST FLOOR

TOTAL FLOOR AREA : 1819sq.ft. (169.0 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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