



Sicklesmere Road

BURY ST EDMUNDS | SUFFOLK



WHATLEY
— LANE —

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The slate floor theme in the garden room extension continues outside to link a fabulous sun terrace.

- James Sawyer, Director of Whatley Lane



INTRODUCTION

Refurbished and extended, this substantial detached five bedroom maisonette is well situated on the edge of the historic town centre of Bury St. Edmunds and offers low maintenance, convenient modern living.

An attractive period brick and flint wall neatly envelops this capacious property and creates a good degree of privacy. Unassuming at first glance, upon entering the porch double doors open to reveal a beautiful home where at every corner you are greeted by expansive spaces and impressive interiors. The reception hall provides a circular flow back to the hub of the home - a spacious open-plan kitchen / diner revolves around a large central island showcasing Farrow & Ball's Emerald Green with bamboo wood floors - and connects the principal living spaces.

Extended in recent years to create a sleek south-west facing garden room with its zinc bi-fold doors and sizeable roof light. Painted in Abigail Ahern's Maple, slate floor tiles complement its design. A wood burning stove and arched display niches make for a welcoming sitting room. The ground floor three-piece bathroom suite accommodates the highly accessible one level bedroom wing of which one is currently used as a study.

The upstairs leads to a fabulous loft conversion bathed in an abundance of natural light from multiple roof lanterns. The space has been cleverly configured to realise a further two spacious vaulted bedrooms painted in Abigail Ahern's Willow - one of which benefits from a superior ensuite bathroom with a tub and large walk-in shower that basks in the golden hour sunlight and the other with an ensuite cloakroom.

Conveniently located on the outskirts of the historic Cathedral town centre, providing excellent A14/A134 access, the property benefits from ample off-street parking to include an integral garage. A sun terrace with built-in seating, outdoor mood lighting and a water feature leads into a mature garden space and presents the ideal place in which to relax and entertain. The bars, restaurants and independent boutique shops of Abbeygate Street and the Market Square are within a short walking distance.

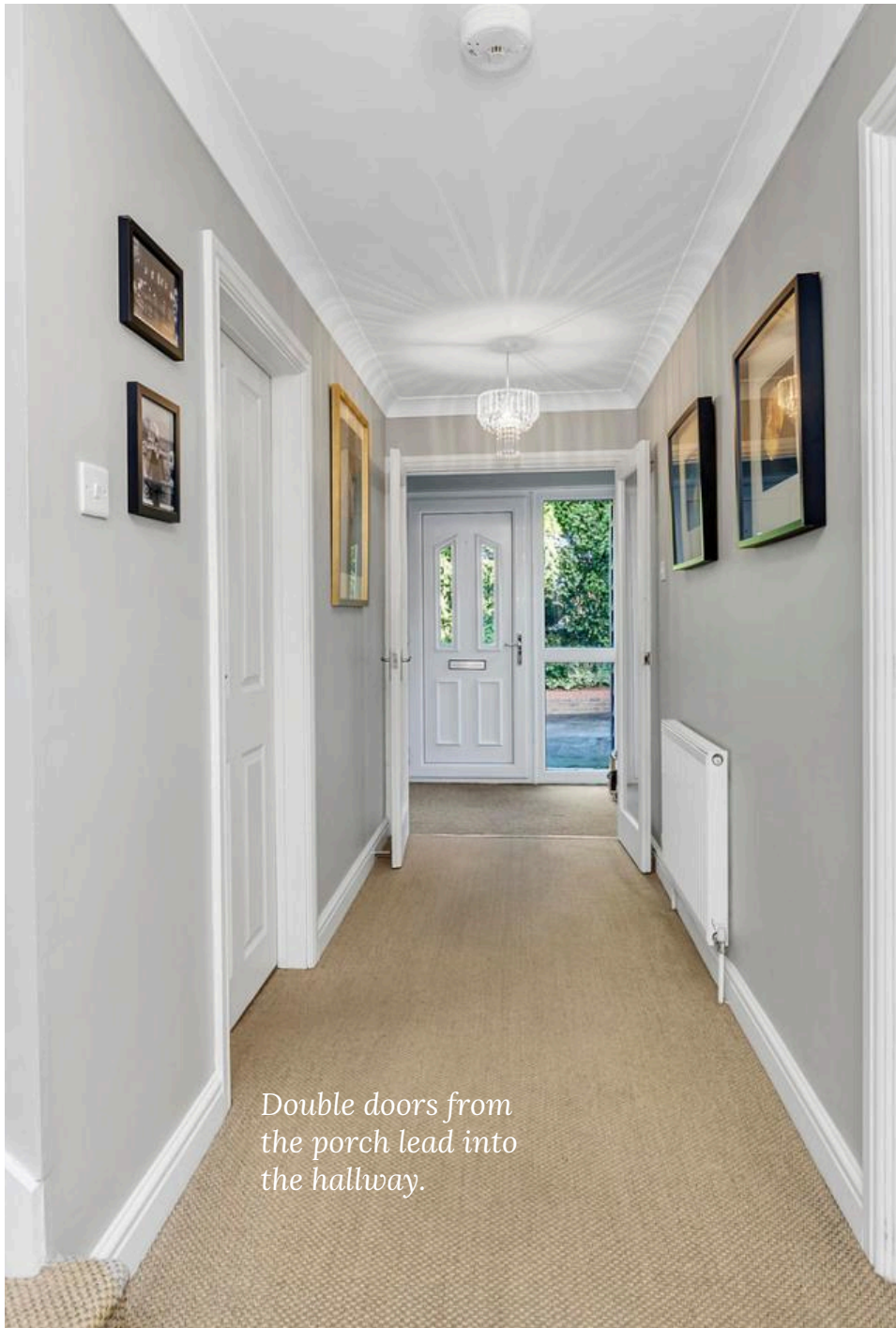


The comfortable sitting room has as its focal point a warming wood burning stove framed by two arched display niches.



The open-plan kitchen revolves around a central island and incorporates a large diner / family room.





Double doors from the porch lead into the hallway.





The pièce de résistance of the home is the garden room extension with its large roof lantern and bi-fold doors opening to the ideal sun terrace.



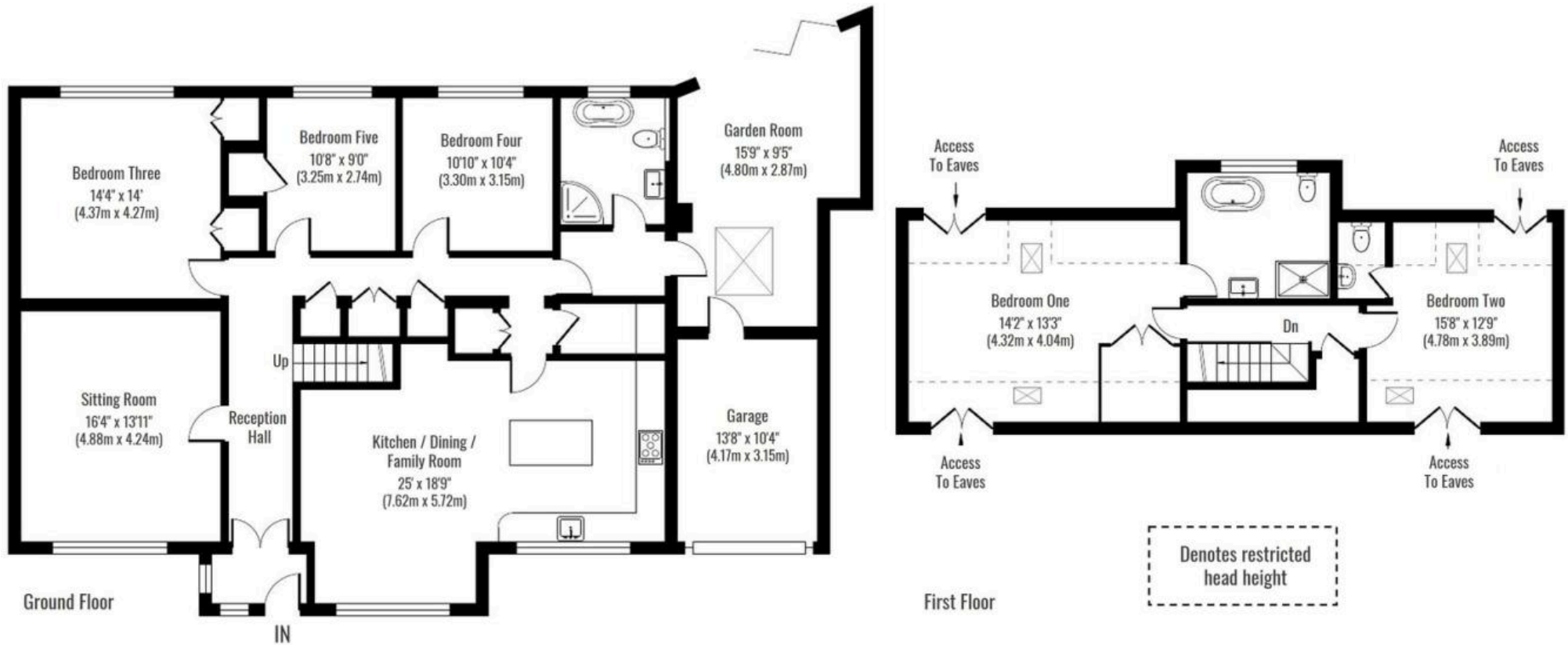
Vaulted dual aspect principal suite in Abigail Ahern's Willow following an extensive loft conversion.





A sumptuous principal bedroom en-suite features a freestanding tub and walk-in shower that attracts golden hour sunlight.

FLOORPLAN



Approximate Gross Internal Area (GIA) | 233.8 sq m or 2,518 sq ft

THE GREAT OUTDOORS

Exceptional edge of town centre convenience and for commuting further afield.

The mature south-west facing garden incorporates a fabulous modern sun terrace in which to relax and entertain - pristine, low maintenance and fully enclosed by an attractive brick and flint wall. There is the benefit of plentiful off-street parking and an integral garage. The town centre with all its vibrant amenities, excellent schooling, fine dining, boutique shopping and the award-winning abbey gardens parkland are within a short walk.





LOCATION



Bury St Edmunds
Leisure Centre

King Edward VI
School

West Suffolk
College

Bus Station

Bury St
Edmunds

The Arc
Shopping Centre

Cineworld

Waitrose

Guildhall
Primary School

Theatre
Royal

BMI St Edmunds
Hospital

St
Edmundsbury
Cathedral

Greene King
Brewery

Bury Town
Football Club

Bury
St Edmunds
RFC

8
SICKLESMERE
ROAD

Moreton Ha
Health Clu

8 Sicklesmere Road | 13

AGENT'S NOTES:

TENURE

The property is available for sale by private treaty on a FREEHOLD basis.

PARKING

Excellent off-street parking provision, including an integral garage.

DIRECTIONS

From the town centre, head in a southerly direction proceeding along Southgate Street out of town. At the roundabout proceed straight over onto Sicklesmere Road (A134 towards Sudbury/Lavenham/Long Melford). After a short distance No. 8 Sicklesmere Road will be found on the right hand side.

BROADBAND

We have been informed that there are superfast broadband speeds of 80 Mbps +.

SERVICES

Mains water, electricity, gas-fired central heating. Mains drainage. It is assumed all are connected, as none of these services have been tested.

LOCAL AUTHORITY

West Suffolk Council ([01284 763 233](tel:01284763233))

Council Tax Band E - £2,550.03 per annum (01 April 2024 - 31 March 2025)

EXCELLENT CONNECTIVITY

WALK

Town Centre	1 mile
Bus Station	1.3 miles
Rail Station	1.6 miles

ROAD

A14	0.7 miles
Ipswich	25 miles
Cambridge	35 miles
Stansted Airport	51 miles

RAIL

Newmarket	20 mins
Ipswich	36 mins
Cambridge	42 mins
London Liverpool Street	1hr 50 mins

CLIMATE POSITIVE

We are conscious participants in the built environment, and rooted in the business is our tree planting mission.

For each sale and letting successfully completed, we cover the cost of tree planting by contributing part of our commission to worldwide reforestation projects through our impact partner: Ecologi.

*We're in the
business of doing
good business.*

- James Sawyer, Director of Whatley Lane

BUY OR RENT PROPERTY, PLANT TREES

**Trees planted for every
property sold or let.**



it's
YOUR
WORLD

WE'RE JUST HERE TO HELP YOU MAKE YOUR MOVE.

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