



4 Sedge Way, Bury St. Edmunds

Guide Price £375,000

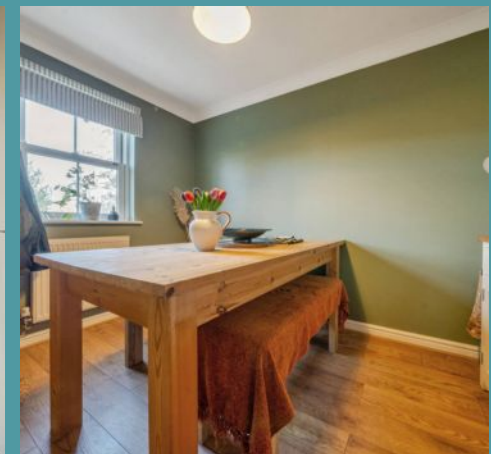
4 Sedge Way

Bury St. Edmunds, Bury St. Edmunds

Guide Price £375,000 - £400,000. This versatile townhouse offers a flexible layout spread across three floors, ideal for modern living. The ground floor features a multi-purpose dining room that can easily be used as a fourth bedroom or home office, along with a newly fitted kitchen and convenient WC. The second floor includes a bright sitting room with a feature fireplace and a generously sized bedroom, perfect for multiple uses. The top floor comprises a large master bedroom with ensuite, a family bathroom and an additional bedroom. Outside, the low-maintenance courtyard garden, off-road parking to front and rear and garage provide a practical and stylish finish to this well-appointed home.

The Location

Bury St Edmunds is an ideal base for exploring the East of England. Newmarket is just 20 minutes away, Cambridge 35 minutes, Ipswich 35 minutes. If you want to visit the seaside then the Suffolk coast can be reached in just under an hour. Bury St Edmunds offers a range of restaurants offering international cuisine, plus gourmet inns, cafés, a brewery, soon to open cheesemonger, farmers' markets and a food and drink festivals. The historic market down also has a convenient bus route, hospital and schools. The property benefits being just a 15 minute walk into town.





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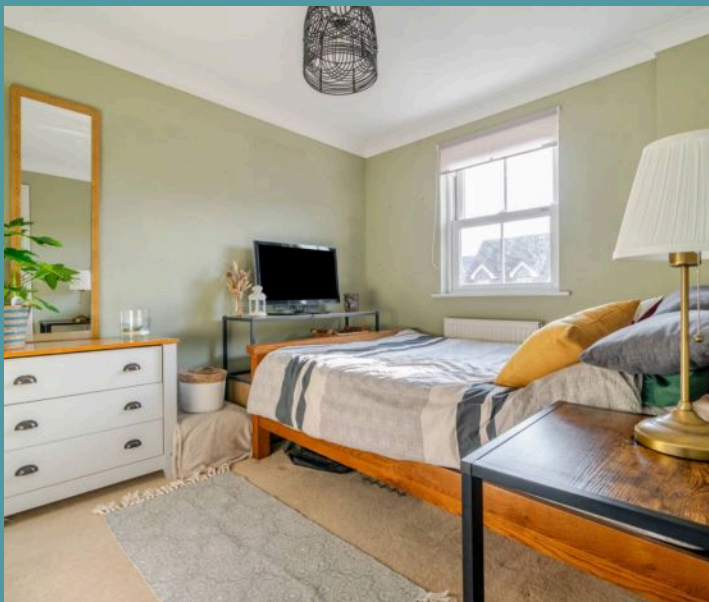
Bury St. Edmunds, Bury St. Edmunds

This well-designed townhouse offers a flexible and modern layout across three spacious floors, perfect for a variety of lifestyles. The ground floor presents a truly adaptable space, featuring a dining room that can easily transform into a fourth bedroom, home office, or playroom, depending on your needs.

A convenient ground-floor WC adds practicality, while the newly fitted kitchen is a standout feature with its sleek neutral décor, chrome fixtures and an abundance of storage. A charming dining nook sits in front of patio doors, providing a lovely view and direct access to the rear garden.

Moving to the second floor, you'll find a beautifully bright and inviting sitting room. A feature fireplace creates a cosy yet stylish focal point, while the Juliet balcony allows natural light to flood the space. Also on this level is a generously sized bedroom, offering comfort and versatility whether used as a guest room, study or additional living space.

The top floor completes the home with two further bedrooms, including a well-proportioned master suite with its own private ensuite. The family bathroom sits just across the hall, offering a sleek and functional space for the rest of the household. Each bedroom is designed to provide a peaceful setting with ample space and thoughtful design.



- Flexible ground floor layout offering a versatile dining room or fourth bedroom, ideal for adapting to your needs
- Newly fitted kitchen featuring a neutral design



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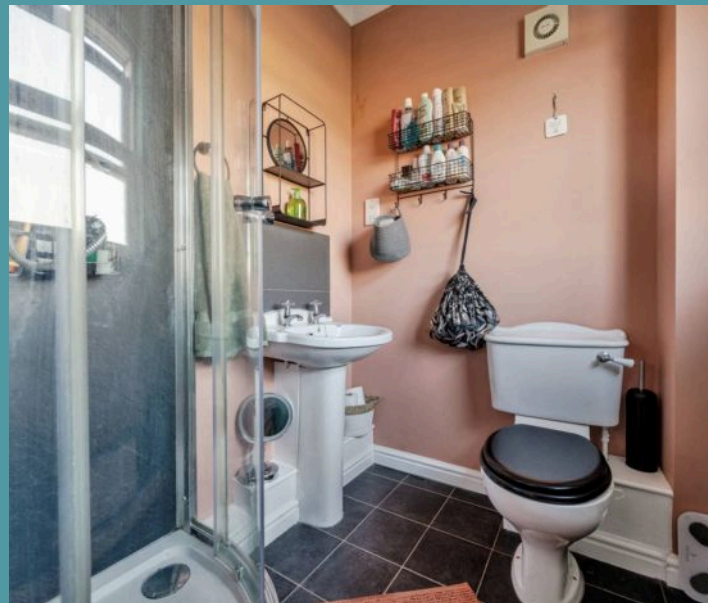
Bury St. Edmunds, Bury St. Edmunds

Outside, the low-maintenance courtyard garden is perfect for enjoying the outdoors without the upkeep. A combination of a patio and a small decked area creates a great space for relaxing or entertaining. Completing the property is an allocated parking area at the rear of the property and additional off road parking at the front - alongside a garage, ensuring both convenience and security.

Agents Note

Sold Freehold

Connected to all mains services





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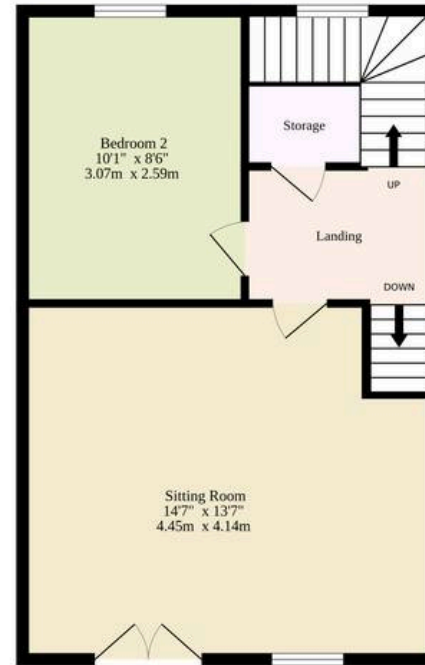
Bury St. Edmunds, Bury St. Edmunds

- Flexible ground floor layout offering a versatile dining room or fourth bedroom, ideal for adapting to your needs
- Newly fitted kitchen featuring a neutral design with chrome fixtures and ample storage space for all your cooking essentials
- Ground floor WC, perfect for guests or busy family life
- Dining nook with patio doors leading to the rear garden, perfect for enjoying meals with a view
- Bright and inviting second-floor sitting room with a charming feature fireplace creating a warm and stylish atmosphere
- Off road parking and garage
- The top floor comprises a large master bedroom with ensuite, a family bathroom and an additional bedroom
- Low-maintenance courtyard garden with a combination of patio and decked area, ideal for outdoor relaxation or entertaining
- Guide Price £375,000 - £400,000

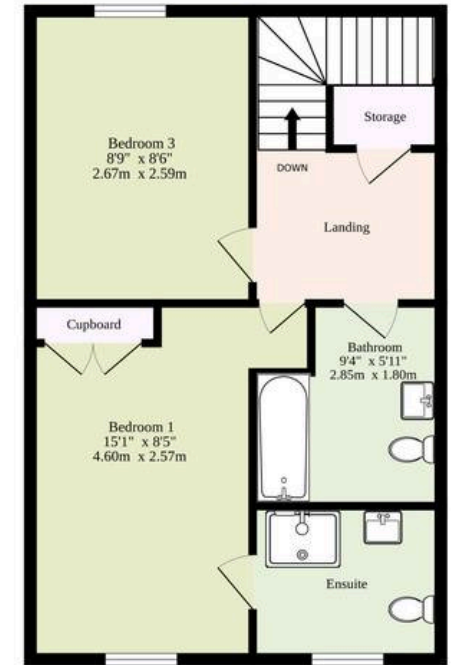
Ground Floor
471 sq.ft. (43.8 sq.m.) approx.



1st Floor
318 sq.ft. (29.5 sq.m.) approx.



2nd Floor
334 sq.ft. (31.0 sq.m.) approx.



Including Garage

TOTAL FLOOR AREA : 1123 sq.ft. (104.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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