



14 Rawlinson Crescent, Bury St. Edmunds

Bury St. Edmunds



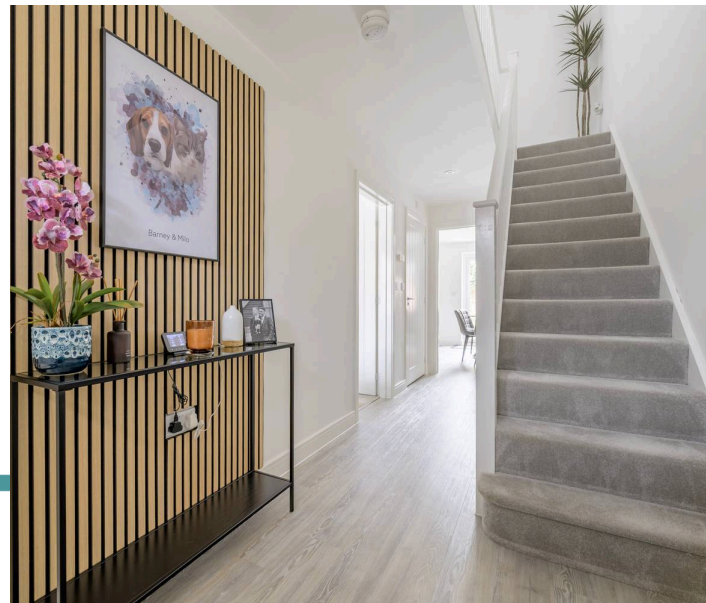
Minors & Brady

14 Rawlinson Crescent

Bury St. Edmunds

Offering around 1,300 sq ft of thoughtfully arranged accommodation, this beautifully presented four-bedroom detached home sits within a quiet cul-de-sac and is perfectly suited to modern family living. The interior features quality fixtures and fittings throughout, a contemporary kitchen/dining space ideal for everyday routines and weekend gatherings, fitted wardrobes to three bedrooms, an ensuite main bedroom and an air-conditioned study. The recently landscaped garden provides an inviting setting for outdoor time, while the location keeps you close to town amenities and green spaces, making it an appealing choice for those seeking a well-connected and easy-going lifestyle in a settled residential area.

- Four-bedroom detached home offering around 1,300 sq ft of well-arranged accommodation
- Quiet cul-de-sac setting within a desirable residential area
- Inviting living room with a front outlook, filling the room with an abundance of natural light
- Modern kitchen/dining room with quality fixtures, fittings and integrated appliances
- Utility room with additional integrated appliances
- Principal bedroom benefits from a built-in wardrobe and a private en-suite shower room
- Air-conditioned study/bedroom ideal for home working
- Recently landscaped rear garden designed for low-maintenance outdoor living
- Driveway and garage providing secure parking and storage
- Easy access to a wide range of amenities within the town, including shops, schools and transport links



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Rawlinson Crescent sits in the heart of Moreton Hall, one of Bury St Edmunds' most practical and well-connected neighbourhoods. The setting is residential and calm, with green spaces, footpaths and a layout that makes everyday life straightforward. Amenities are close at hand: Tesco Express on Lawson Place is the nearest for quick top-ups, while larger options such as Tesco Superstore, Sainsbury's, Waitrose and Asda are all within a short drive.

Families have strong schooling choices nearby, including Sebert Wood Primary, Moreton Hall Prep and Sybil Andrews Academy, all well-established in the local community. Transport links are a major advantage: the A14 is easily reached for travel towards Cambridge, Ipswich and beyond, and Bury St Edmunds station provides direct rail connections across the region. Local bus routes run through Moreton Hall, making town-centre access simple.

The lifestyle here suits anyone who wants convenience without losing a sense of space. Moreton Hall offers cafés, a gym, parks and walking routes, while the historic town centre, with its independent shops, Abbey Gardens and cultural venues, is only minutes away. It's a location that supports easy routines, good connections and a relaxed, well-kept environment.



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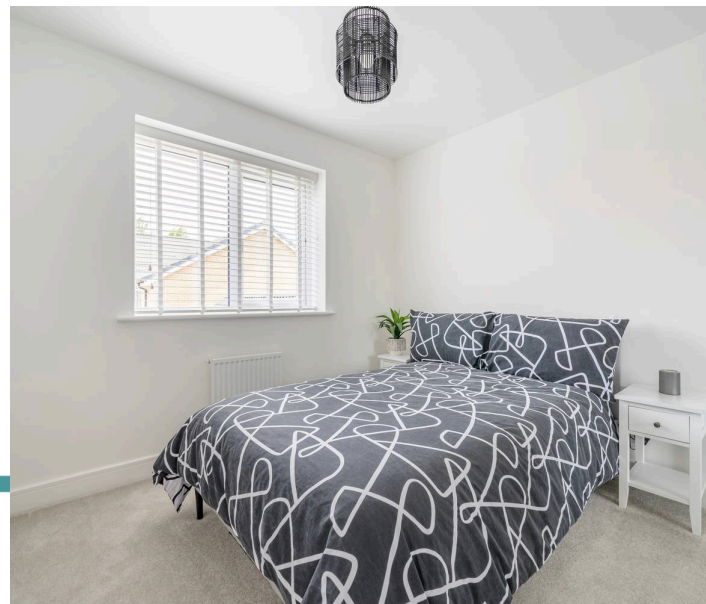
Positioned within a peaceful cul-de-sac on a well-kept residential estate, this four-bedroom detached home offers immaculate interiors, quality fixtures and fittings, and a recently landscaped garden designed for relaxed modern living. Its location provides easy access to the amenities of Bury St Edmunds while retaining the calm, settled feel of a tucked-away neighbourhood.

The entrance hall sets a refined tone, leading into a bright and comfortable living room with a pleasant outlook to the front. The finish throughout is clean and contemporary, with carefully chosen materials and fittings that enhance the sense of quality.

At the rear, the kitchen/dining room forms the social centre of the home. The shaker-style cabinetry, integrated appliances and coordinated fixtures create a cohesive, modern look. The dining area opens directly to the garden, encouraging an easy indoor-outdoor flow during warmer months.

A separate utility room provides additional storage and houses further integrated appliances, complemented by a ground-floor WC.

Upstairs, the home offers four well-arranged bedrooms. Three include fitted wardrobes, providing excellent built-in storage and a clean, uncluttered feel. The main bedroom benefits from its own ensuite, finished with contemporary sanitaryware and chrome fittings.



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The fourth bedroom is currently arranged as a study and features air conditioning, ideal for those seeking a dedicated home office or a flexible additional bedroom.

A well-presented family bathroom, fitted with a modern suite and coordinated fixtures, serves the remaining rooms.

The rear garden has been thoughtfully redesigned with a selection of hard and soft landscaping, creating an inviting outdoor space suited to dining, play or quiet relaxation. It showcases several patio areas for outdoor seating, a maintained lawn and planting.

To the front, a driveway provides off-road parking for multiple vehicles and garage provide secure parking and further storage options.

The property sits within a quiet cul-de-sac, offering a sense of privacy while remaining close to the town's shops, green spaces and travel links. It's an appealing choice for families and anyone seeking a well-connected yet peaceful place to settle.

Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas combi boiler.

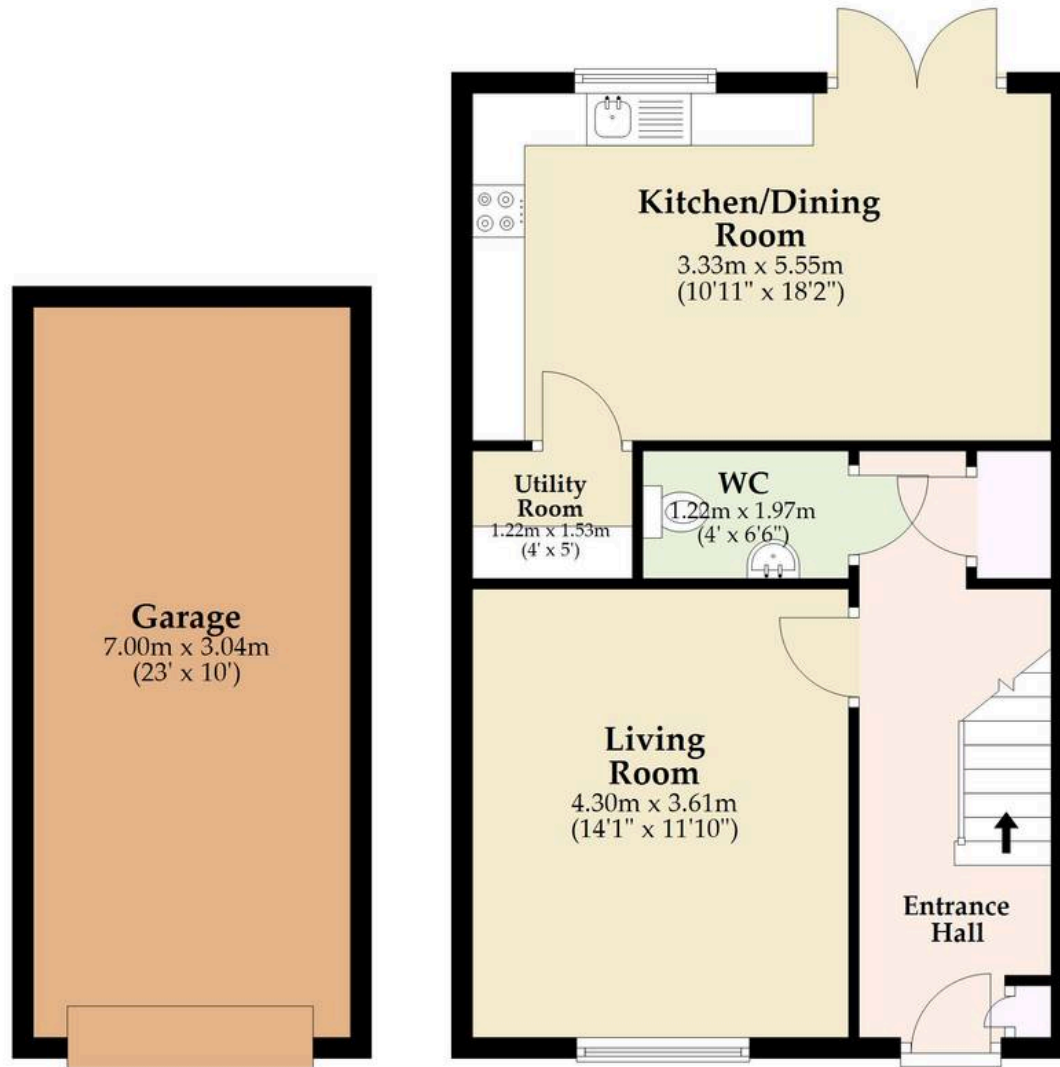
This property includes a restrictive covenant preventing the parking of large vehicles or commercial vans on the driveway.



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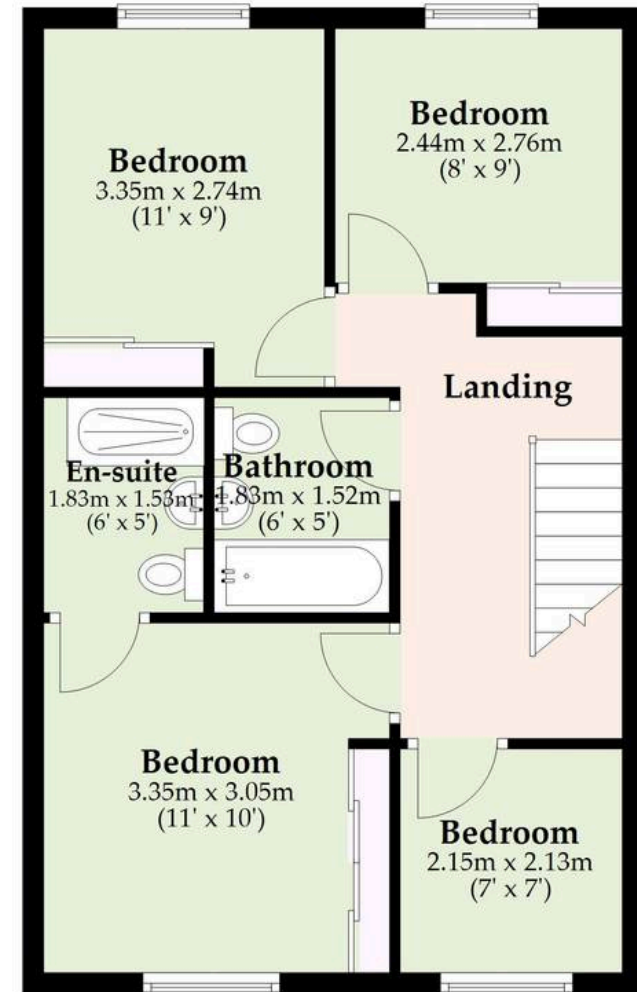
Ground Floor

Approx. 71.5 sq. metres (769.6 sq. feet)



First Floor

Approx. 49.3 sq. metres (531.1 sq. feet)



Total area: approx. 120.8 sq. metres (1300.6 sq. feet)

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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.

Plan produced using PlanUp.

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burystedmunds@minorsandbrady.co.uk



01284 672200



2 St John's St, Bury St. Edmunds, IP33 1SQ

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