



15 Shearing Street, Bury St. Edmunds

Minors & Brady



15 Shearing Street

Bury St. Edmunds

Show-stopping space and style with over 1,500 sq. ft. of modern family accommodation. This beautifully presented four-bedroom link-detached home occupies a sought-after position within the popular Marham Park development, offering generous and versatile living space throughout. The standout open-plan lounge and dining area creates a superb hub for everyday family life as well as entertaining guests. Upstairs, four well-proportioned bedrooms include a spacious principal suite with its own en-suite shower room. Completing the package is an integral garage, private driveway parking and a move-in-ready finish that makes this an excellent choice for modern family living.

- Substantial four-bedroom link-detached home extending to approximately 1,537 sq. ft. of flexible living space
- Located within the sought-after Marham Park development on the edge of historic Bury St Edmunds
- Generous open-plan lounge and dining area designed to suit both family living and entertaining
- Contemporary fitted kitchen offering ample storage, workspace and a stylish modern finish
- Spacious principal bedroom benefiting from a private en-suite shower room
- Three further well-proportioned bedrooms providing versatile accommodation for family or home working
- Modern family bathroom serving the additional bedrooms and supporting busy day-to-day living
- Integral garage offering valuable storage space, parking potential and added practicality





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The Location

Situated within the historic market town of Bury St Edmunds, Mead Road enjoys a convenient residential setting with an excellent range of amenities close at hand. Renowned for its rich heritage, attractive architecture and thriving town centre, Bury St Edmunds offers an enviable blend of history, culture and modern convenience, making it one of Suffolk's most sought-after places to live.

Residents benefit from a wide selection of everyday amenities, including supermarkets, independent shops, national retailers, cafés, restaurants, healthcare facilities and well-regarded schools. The vibrant town centre is home to an abundance of leisure and cultural attractions, with theatres, museums, art galleries and the beautiful Abbey Gardens all contributing to the town's unique character and appeal.

For those who enjoy spending time outdoors, Bury St Edmunds offers an excellent choice of parks, open green spaces and recreational facilities, while the surrounding Suffolk countryside provides miles of walking and cycling routes to explore. The town also hosts a variety of events throughout the year, fostering a strong sense of community and ensuring there is always something to enjoy locally.

The location is particularly well placed for commuters, with Bury St Edmunds railway station providing regular services towards Ipswich, Cambridge and beyond. Excellent road connections, including easy access to the A14, allow straightforward travel across Suffolk, Norfolk, Essex and Cambridgeshire, making the area an ideal base for those needing to travel for work or leisure.







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Situated within the sought-after Marham Park development, this beautifully presented four-bedroom link-detached home offers spacious and versatile accommodation extending to approximately 1,537 sq. ft. Combining contemporary styling with practical family living, the property is ideal for growing families, professionals and buyers seeking a modern home ready to move straight into.

The welcoming entrance hall leads into a thoughtfully designed interior where generous room proportions and natural light create an immediately appealing atmosphere. A particular highlight is the impressive open-plan lounge and dining space, which provides a superb setting for both everyday family life and entertaining guests. Offering excellent flexibility for a variety of furniture layouts, this sociable room forms the focal point of the home and is perfectly suited to modern lifestyles.

The kitchen has been fitted with a range of contemporary units that provide ample storage and workspace, creating a practical environment for day-to-day cooking. Its modern design complements the rest of the property, combining functionality with clean, stylish finishes.



M&B





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The first floor offers four well-proportioned bedrooms, providing flexible accommodation to suit a range of needs. The principal bedroom benefits from the added luxury of an en-suite shower room, creating a comfortable and private retreat. Three further bedrooms are served by a modern family bathroom, making the layout particularly well suited to family occupation, guest accommodation or those requiring space to work from home.

Outside, the property continues to impress with an integral garage offering excellent storage or secure parking potential. A private driveway to the front provides additional off-road parking, enhancing the practicality of the home. The surrounding development benefits from attractive open spaces and a modern residential environment that has proven popular with a wide variety of buyers.

Agent's Note

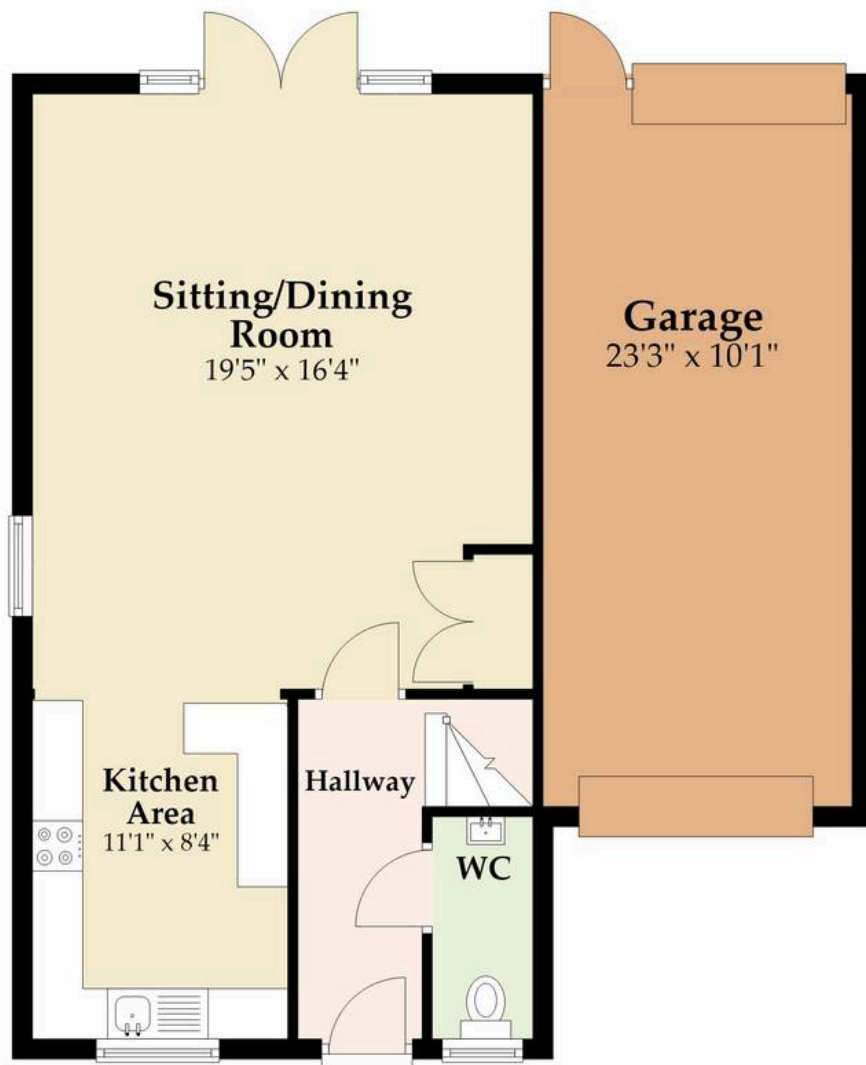
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



M&B

Ground Floor

Approx. 745.5 sq. feet



First Floor

Approx. 739.5 sq. feet



Total area: approx. 1484.9 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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Meet *Joe*
Property Lister



Meet *Claire*
Aftersales Team Leader

Minors & Brady

Your home, our market

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