



Poplars, Sicklesmere Road, Bury St Edmunds, IP33 2BN

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ESTABLISHED 1966

Poplars Sicklesmere Road Bury St Edmunds IP33 2BN

Tucked away in an exclusive residential close in a large garden plot sits a superb opportunity to renovate/remodel or rebuild

GUIDE: £425,000 *freehold*

ENTRANCE LOBBY • HALL • LIVING ROOM • GARDEN ROOM • STUDY • KITCHEN • 3 BEDROOMS • TWO SHOWER ROOMS • ANNEXE WITH BEDROOM, SITTING ROOM • CONSERVATORY • KITCHEN • SHOWER ROOM • GARAGING • PLANNING GRANTED TO REBUILD

POPLARS sits in a hidden location just off Sicklesmere Road behind the historic gaol wall, in a mature garden plot extending to 0.35 acres STS. With predominantly single-storey accommodation, it offers a great opportunity to refurbish and modernise or perhaps demolish and re build (plans have been approved for a substantial grand design as an example of the site's potential) Poplars currently comprises accommodation suitable for dual occupation, as follows.

Entrance lobby with a quarry tiled floor, door through to

Reception hall with storage cupboard and stairs to first floor.

Living room a large triple-aspect room with stone fireplace, marble hearth and French doors through to

GARDEN ROOM with door to terrace and garden.

Study with understairs storage cupboard.

Kitchen a double-aspect room with an extensive range of fitted wall and base kitchen units with larger cupboard and shelved airing cupboard.

Lobby with ceramic tiled floor and door to garden.

Bedroom 1 with built-in cupboards



Shower room with shower cubicle, low-level WC, vanity unit with inset wash had basin.

ANNEXE

Sitting room door to garden room and

Conservatory

Kitchenette with worksurface inset stainless-steel sink and drainer unit, door to lobby

Shower room

Bedroom with built-in wardrobe cupboard.

FIRST-FLOOR

Bedroom two with wash basin

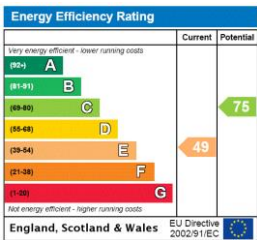
Bedroom Three with wash basin

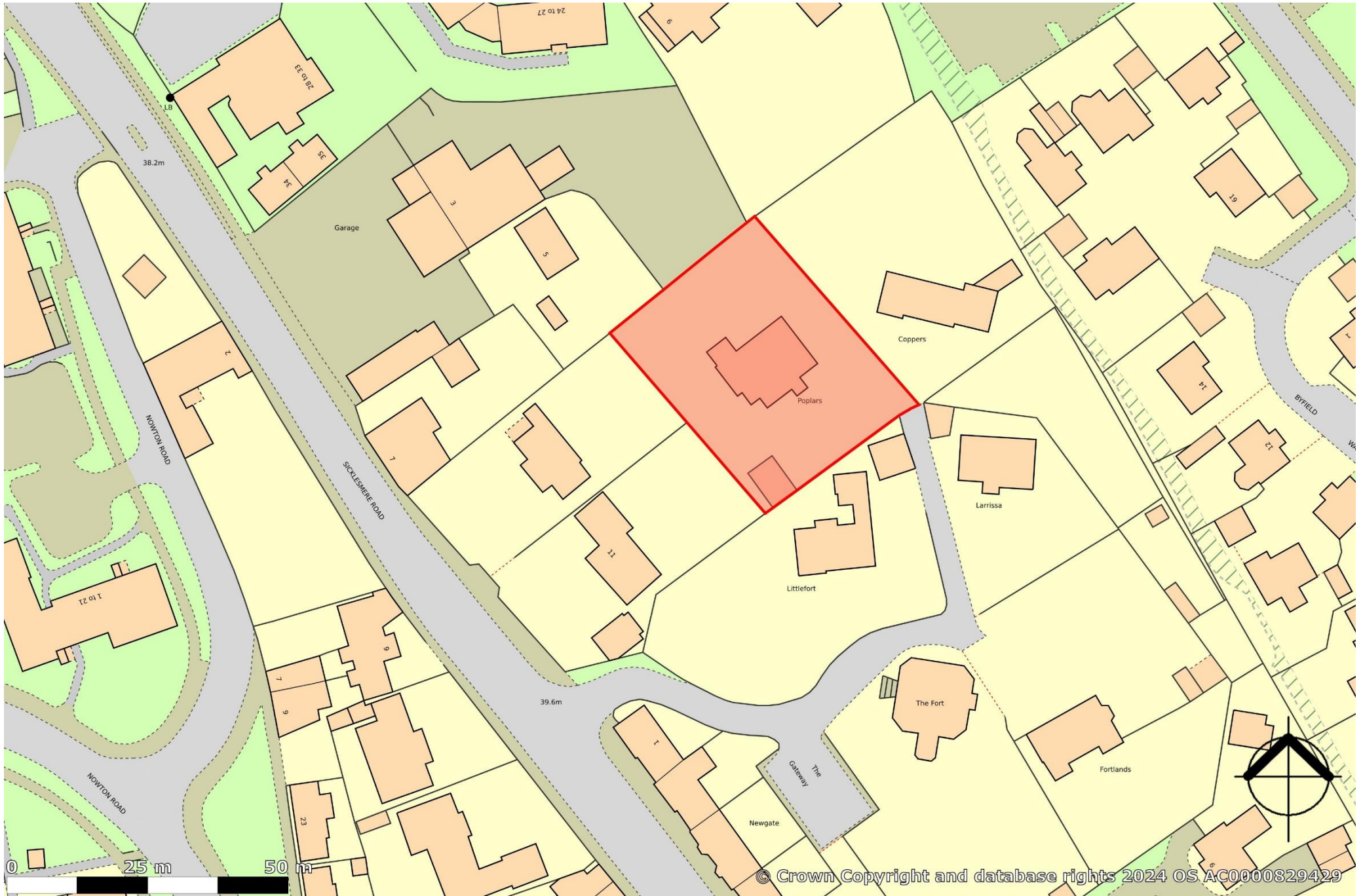
Shower room

Outside are mature gardens extending to 0.35 acres (STS) with ample parking and turning space and a double garage with adjoining workshop.

GENERAL INFORMATION

- Mains gas, water, electric and drainage are connected
- Council Tax Band E - £2,550.03 West Suffolk
- Ofcom states ultrafast broadband is available
- Ofcom states mobile signal available
- What3words - ///unusable.agrees.axed
- There current planning permission to build a grand designs property and this can be seen on the West Suffolk planning portal No. DC/24/0206/FUL which was approved on 29th April 2024.





Ground Floor

Approx. 165.4 sq. metres (1780.4 sq. feet)



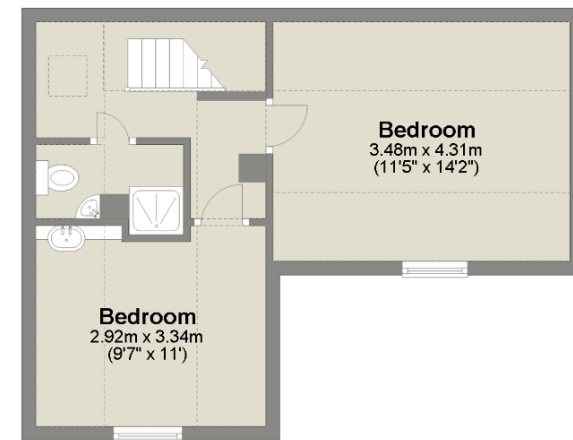
Total area: approx. 200.4 sq. metres (2156.7 sq. feet)

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First Floor

Approx. 35.0 sq. metres (376.4 sq. feet)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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