



**A SUBSTANTIAL FAMILY HOUSE ON THE FRINGES OF THE TOWN WITH SWIMMING POOL AND GARDEN STUDIO, ALL IN 1-ACRE.**

93 Sicklesmere Road, Bury St Edmunds, Suffolk IP33 2BS

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**Bedfords**

ESTABLISHED 1966



## 93 Sicklesmere Road Bury St Edmunds Suffolk IP33 2BS

- Bury St Edmunds Centre 1.2 miles
- Lavenham 9 miles
- Cambridge 33 miles

RECEPTION HALL • CLOAKROOM • SITTING ROOM • DINING ROOM • KITCHEN/BREAKFAST ROOM • GARDEN/LIVING • 4 DOUBLE BEDROOMS • DRESSING ROOM • 2 BATHROOMS • DOUBLE GARAGE • GARDEN STUDIO/GAMES ROOM • STABLING • **ALL 1.1-ACRES**

Situated on the southern fringes of Bury St Edmunds, 93 Sicklesmere Road is a substantial family house, originally dating back to the early 1930s, being built of traditional construction with rendered elevations under a pan-tiled roofline.

The property has been subject to a total renovation and extension programme in the last 10 years, cleverly fusing the original characteristics with contemporary nuances and a superb arrangement of beautifully presented accommodation, against a stunning backdrop of established gardens. Within the programme of works, the house was totally updated with new plumbing, wiring, replastered walls and ceilings, new doors, flooring and kitchen and bathrooms.

The living space is arranged over two floors, extending to around 2,600ft<sup>2</sup> with generous proportions and versatile living space, comprising large reception hall with solid oak front door with glazed panels, tiled floors and cloakroom. The sitting room has window to the south, fireplace housing an open fire on marble hearth with glazed doors to the garden room. The dining room has a fireplace, and bay to the south and window to the east.

The kitchen provides extensive high-gloss modern base and eye level units with quartz worktop and twin Belfast sink, matching island with breakfast bar and stainless-steel sink.

There are a range of integrated Bosch appliances to include double oven, 5-ring gas hob, dishwasher, wine cooler, space for fridge/freezer, washing machine and tumble dryer.

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**Guide:** (freehold)









Leading from the kitchen is a stunning new 9m living area, providing a high degree of natural light with full-width doors with views over the gardens and a large roof lantern with electric blind.

On the first floor is the principal bedroom suite with window to the rear overlooking the garden, with fitted dressing room and luxurious fully tiled en suite bathroom with twin sink, low level WC with concealed cistern, freestanding bath and separate shower cubicle. There are three further double bedrooms, served by a well-equipped shower room, with tiled walls and floor, walk in shower and vanity wash basin.

### Outside

Approached from the road via electric double gates, leading to a long driveway with electric charging point and detached double garage. Adjoining the house is a large terrace, extending round the **Swimming Pool** (heated via air-source) and garden studio. The timber-built **Garden Studio** is a 400ft<sup>2</sup> leisure area, perfect for those looking to entertain, with bar and room for pool table and dartboard.

There are further outbuildings within the grounds, **former stables**, which are perfect for those looking for garden storage or further opportunity to redevelop for office/workspace. The garden is largely laid to lawn, hosting a large number of wonderful mature native trees, shrubs and flower beds. The grounds lead down to the River Lark.

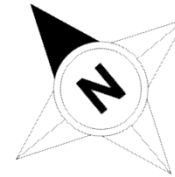
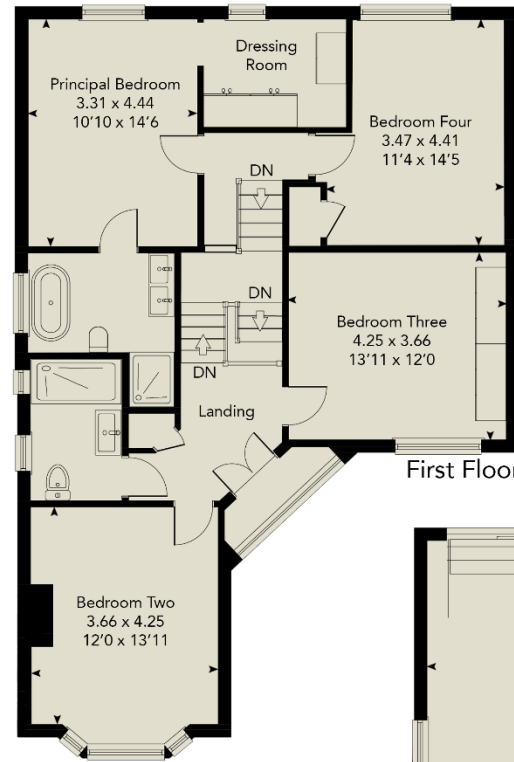
### Services

Mains water, drainage and electricity • Gas-fired heating (underfloor to kitchen extension/garden room) • Council Tax Band 'G' • EPC 'TBC' • Broadband: Ofcom suggest Ultrafast 1,000Mb available • Mobile: Ofcom suggest all providers likely.

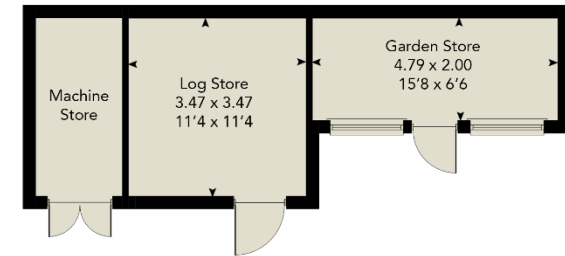
### Location

Sicklesmere Road is located on the southern side of Bury St Edmunds. The town is a unique and dazzling historic gem with a richly fascinating heritage - the striking combination of medieval architecture, elegant Georgian squares and glorious Cathedral and Abbey Gardens provide a distinctive visual charm. With prestigious shopping, an award-winning market, plus a variety of cultural attractions and fine places to stay, Bury St Edmunds is under two hours from London and very convenient for Cambridge, Ipswich and Norwich.

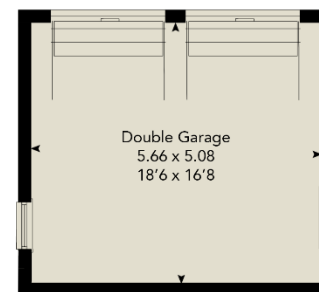
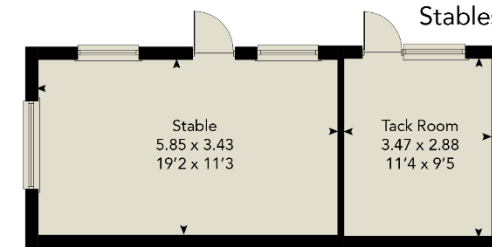




Approximate Gross Internal Area = 242 m<sup>2</sup> / 2605 ft<sup>2</sup>  
 Games Room = 38 m<sup>2</sup> / 409 ft<sup>2</sup>  
 Stables = 59 m<sup>2</sup> / 635 ft<sup>2</sup>  
 Garage = 29 m<sup>2</sup> / 312 ft<sup>2</sup>  
 Total = 368 m<sup>2</sup> / 3961 ft<sup>2</sup>  
 For identification purposes only - Not to scale



(Outbuildings not shown in actual location or orientation)



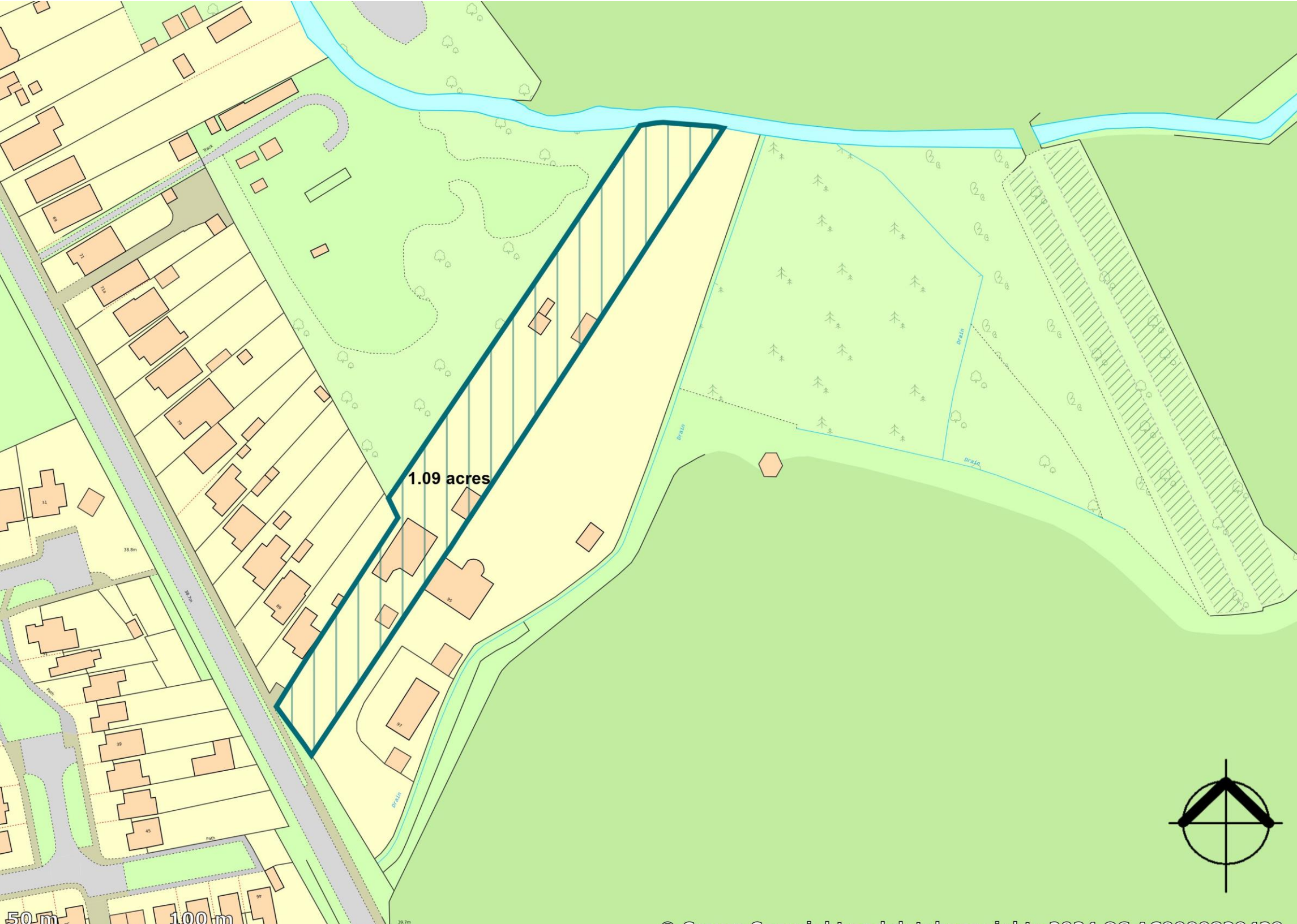
Garage



Games Room

This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate.  
 Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.  
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**1.09 acres**



50 m 100 m









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15 Guildhall Street, Bury St Edmunds, Suffolk IP33 1QD | 01284 769 999 | [BEDFORDS.CO.UK](https://www.BEDFORDS.CO.UK)