

A spacious four bedroom detached property situated on the eastern outskirts of Bury St Edmunds



RENT

£ 1,350 PCM

Ref: R2360

Address

18 Heldhaw Road
Bury St Edmunds
Suffolk
IP32 7ER



Study, sitting room, dining room, kitchen, utility room and shower room. To the first floor are four generously sized double bedrooms and family bathroom. Driveway to the front of the property with parking for two cars and to the rear of the property is a spacious garden with patio area.

To let unfurnished for a six month period under Ground 5 Minister of Religion

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU

T: 01728 724200
email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

And at The London Office
40 St James' Place
London SW1A 1NS

Location

18 Heldhaw Road is situated in a popular, well served residential area on the eastern outskirts of Bury St Edmunds.

Bury St Edmunds is a popular, historic market town which has a comprehensive array of leisure and retail facilities, schooling and with easy access to the A14, which links to London via the A11/M11, Cambridge and the Midlands to the west. There are train services to Ipswich and on to London Liverpool Street and also to Cambridge with connecting services to London Kings Cross.

The Accommodation

Ground Floor

Entering through a partially wooden door into

Entrance Hallway

With stairs off to the first floor, under stairs storage area, radiator and doors off to

Study 3.96m x 2.20m

A good size room with window to the front, gas fire and radiator.

Sitting Room 4.36m x 3.96m

A spacious room with window to the front elevation. Radiator. A door leads through to the

Dining Room 3.96m x 2.97m

With space for a good size dining table and chairs, glazed patio doors leading out to the garden and radiators.

A door leads through to the

Kitchen 4.10m x 3.36m

Fitted with a range of base and wall cabinets with formica worksurface over inset with one and a half bowl single drainer, stainless steel sink. Space for cooker with extractor hood over. Space and plumbing for dishwasher. Space for breakfast table and chairs. Radiator. Door leading the entrance hallway and further door off to

Rear Hallway

Utility Room

Fitted with a range of base level cabinets with formica worksurface over inset with a one and a half bowl single drainer stainless steel sink. Space and plumbing for washing machine. Space for condenser dryer. Shelving, fitted cupboard and gas fired boiler.

Shower Room

Fitted with low-level flush WC, pedestal wash basin and shower cubicle with Mira shower. Radiator and extractor fan.



Stairs from the entrance hallway lead up to the

First Floor

Landing

With airing cupboard housing the hot water tank and electric immersion with heating and hot water controls. Doors lead off to

Bedroom One 3.39m x 3.33m

A good size double bedroom with window overlooking the rear garden. Radiator.

Bedroom Two 3.98m x 3.98m

An excellent size double bedroom with window to the front elevation. Radiator.

Bedroom Three 3.98m x 2.23m

A small double or excellent size single bedroom with window to the front elevation. Radiator.

Bedroom Four 3.39m x 2.65m

A further small double or good size single bedroom with window overlooking the rear garden. Radiator.

Bathroom

Fitted with low-level flush WC, pedestal wash basin with bath and Mira shower over. Radiator and extractor fan.

Outside

To the front of the property is a driveway providing parking for two cars, with an area laid to grass and hedging. Beyond the drive, there is an attached single garage with up and over door.

A gate and path provides access to the rear garden which is mainly laid to grass and interspersed with a wide range of plants, shrubs and trees. There is a small patio seating area outside the dining room patio doors.

Viewing Strictly by appointment with the agent.

Services Mains electricity, gas, water and drainage.

Broadband To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating = C (77) (Copy available from the agents upon request).

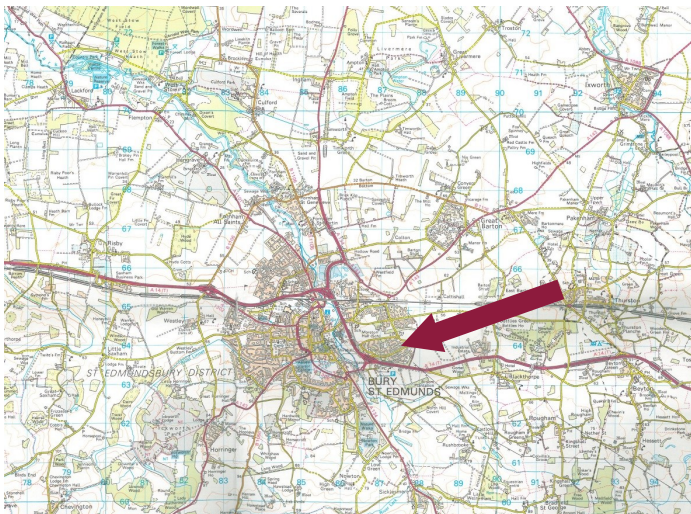
Council Tax Band E; £2,797.52 payable per annum 2026/2027

Local Authority West Suffolk Council; West Suffolk House, Western Way, Bury St Edmunds, Suffolk, IP33 3YU

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

June 2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Directions

Heading west on the A14, exit at junction 44 and take the third exit signposted Moreton Hall Development. Proceed straight over the next roundabout (second exit), onto Bedingfield Way and continue straight over the mini-roundabout. At the next roundabout take the first exit onto Orttewell Road and the first exit at the next onto Symonds Road. Take the first left into Heldhaw Road and the property will be found on the right hand side.

For those using What3words app:
///states.coats.///



Need to sell or buy furniture?
If so, our Auction Centre would be pleased to assist — please call 01728 746323.