



## Bilberry Close, Bury St. Edmunds, IP28 8GD

Rent - £2,550 PCM

Deposit - £2,942

A well-presented and modern six-bedroom detached home offering generous and flexible accommodation throughout. The property includes two bedrooms with en-suite bathrooms and is offered unfurnished, with key appliances such as a washing machine, dishwasher and large fridge included.

The house benefits from smart NEST heating on all floors, controllable via smartphone and Alexa, along with smart lighting to the living room, dining room, office and garden areas.

- STUNNING MODERN HOME
- DETACHED
- UNFURNISHED
- BEAUTIFUL GARDEN SPACE
- COUNCIL TAX BAND - E
- 6 BEDROOMS
- TWO BEDROOMS WITH EN SUITES
- GARAGE AND DRIVEWAY
- GAS CENTRAL HEATING - EPC C 76
- NEARBY TO RAF BASES



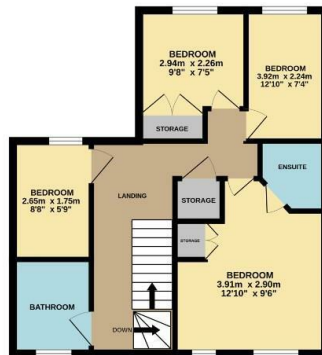
Council Tax Band: E - EPC Rating: C 76



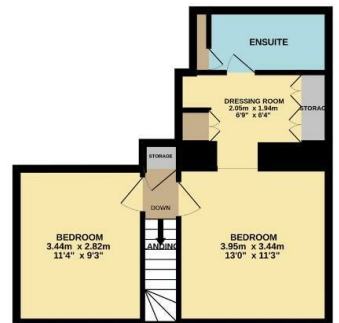
GROUND FLOOR  
74.5 sq.m. (801 sq.ft.) approx.



1ST FLOOR  
45.3 sq.m. (488 sq.ft.) approx.



2ND FLOOR  
34.6 sq.m. (372 sq.ft.) approx.



TOTAL FLOOR AREA: 154.3 sq.m. (1661 sq.ft.) approx.

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.  
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