



Hardwick Lane, Bury St. Edmunds, Suffolk, IP33 2RB

**MARK · EWIN**  
BURY ST EDMUNDS



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Suffolk, IP33 2RB

One careful owner from new. A substantial detached house with on an established plot adjoining Hardwick Heath.

This impressive family home offers well proportioned accommodation extending to over 2200 sq ft. The accommodation includes on the ground floor, an entrance porch leading to a reception hall, cloakroom, dual-aspect sitting room with fireplace, garden room and dining area. The kitchen breakfast room overlooks the rear gardens, with an adjacent utility room.

Completing the ground floor is a useful study/home office with front garden views. On the first floor, a galleried landing leads to four double bedrooms, including the principal bedroom with fitted wardrobes and an en-suite shower. The remaining bedrooms are served by a family bathroom.

Outside, a driveway provides both parking and access to the double garage. The front gardens are well-maintained and offer privacy, while the south-facing rear gardens, spanning nearly half an acre, are mainly laid to lawn with a variety of mature trees and shrubs including magnolias and camelias, with direct access to Hardwick Heath. Hedging provides seclusion on two sides and the rear boundary.

Additional Information:

Tenure: Freehold

EPC Rating: C

Council Tax Band: G - £3,260 (Source West Suffolk)

Services: Mains electricity, drainage, gas and water.

Heating: Gas fired central heating. Please note none of the services have been tested by the selling agent.



### Directions

From Out Westgate turn left onto Vinery Road, continue along Vinery Road becoming Hardwick Lane, continue past West Suffolk Hospital and the property will be found on your right-hand side.

### Location

The historic market town of Bury St Edmunds provides an extensive range of shopping facilities, including the Arc Shopping Centre. There are also excellent educational, recreational and cultural facilities and for those needing to commute there is convenient access to the A14, which provides links to Cambridge, Ipswich and London / Stansted Airport via the A11/M11. The railway station at Bury St Edmunds offers a link to mainline services to London Liverpool Street and Kings Cross.

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**Accommodation:**

Entrance Hall

Sitting Room 24' 11" x 13' 9" (7.6m x 4.2m)

Dining Room 11' 10" x 11' 10" (3.6m x 3.6m)

Garden Room 12' 2" x 20' 4" (3.7m x 6.2m)

Study 12' 10" x 9' 10" (3.9m x 3.0m)

Kitchen/Breakfast Room 14' 9" x 9' 10" (4.5m x 3.0m)

Utility Room 8' 10" x 12' 10" (2.7m x 3.9m)

Bedroom One 12' 2" x 11' 10" (3.7m x 3.6m)

En-Suite

Bedroom Two 10' 10" x 13' 9" (3.3m x 4.2m)

Bedroom Three 12' 6" x 9' 10" (3.8m x 3.0m)

Bedroom Four 9' 10" x 10' 10" (3.0m x 3.3m)

Family Bathroom

Garden Store 8' 10" x 7' 7" (2.7m x 2.3m)

Garage 17' 1" x 20' 8" (5.2m x 6.3m)

**Additional Information:**

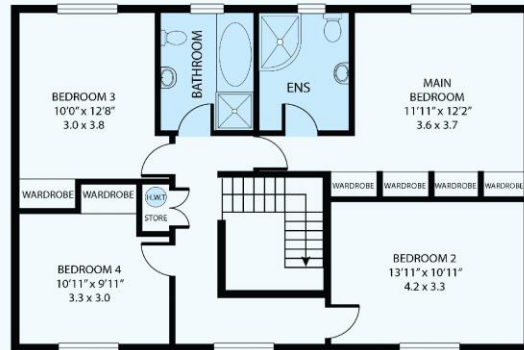
Council Tax Band: G

EPC Rating: C

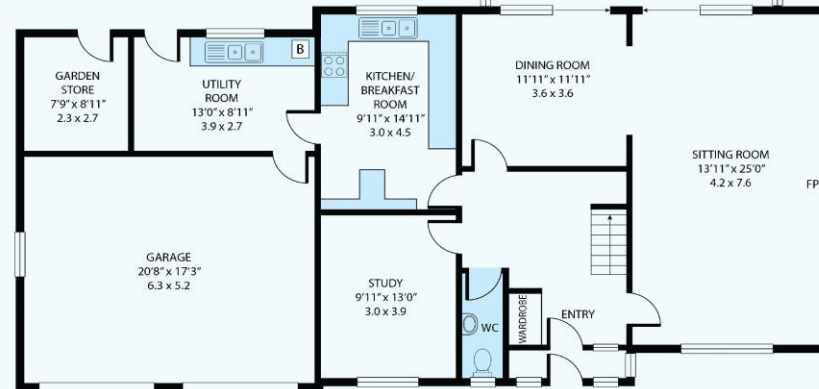
Tenure: Freehold

£875,000  
Freehold





FIRST FLOOR



GROUND FLOOR



Hardwick Lane, Bury St Edmunds IP33

TOTAL APPROX. FLOOR AREA 2,217 SQ.FT 206 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

**MONEY LAUNDERING REGULATIONS 2003:** Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**PLEASE NOTE:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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