



Cedar Lodge

53 Hardwick Lane | Bury St Edmunds | IP33 2RB

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Hardwick Lane

This elegant and spacious four bedroom family home is situated in a highly desirable area of Bury St Edmunds, offering a perfect blend of comfort, functionality, and scenic charm. Throughout the house, the windows have been fitted with period valances adding to the charm of the property. The windows were recently replaced with UPVC along with the 16 solar panels fitted to the south side of the roof have helped increase the efficiency of the home.

Positioned centrally on a half acre plot with stunning rear views over Hardwick Heath, the property provides a tranquil and picturesque setting while remaining conveniently close to local amenities such as West Suffolk Hospital, schools, and transport links.





Step Inside

The ground floor of this exceptional residence is thoughtfully designed to offer both functionality and elegance, with multiple reception areas that cater to formal entertaining as well as everyday living. A spacious living room with open fireplace, seamlessly connects to a dedicated dining area, by feature wall and sliding door, creates a warm and inviting atmosphere. A separate study provides a quiet and practical workspace, ideal for those working from home. The well-appointed kitchen flows effortlessly into a generous breakfast room flooded with light through the sliding patio doors that open up onto the south facing veranda. Adjacent to this is the utility room, which also has access to the front drive, enhancing the home's practicality. A centrally positioned hallway ensures a smooth transition between these spaces, while a conveniently located WC adds to the overall convenience of the layout.

Upstairs, the property boasts four well-proportioned bedrooms, each designed to provide both comfort and privacy. The principal bedroom is a standout feature, offering fitted mirrored wardrobes that span the length of the room, a classic-style ensuite bathroom, and access to a private balcony—perfect for enjoying the tranquil outdoor surroundings. Bedrooms two and three also benefit from built-in wardrobes and rear-facing windows, offering picturesque views over the garden and Hardwick Heath. These rooms, along with bedroom four, are served by a centrally located family bathroom.





Step Outside

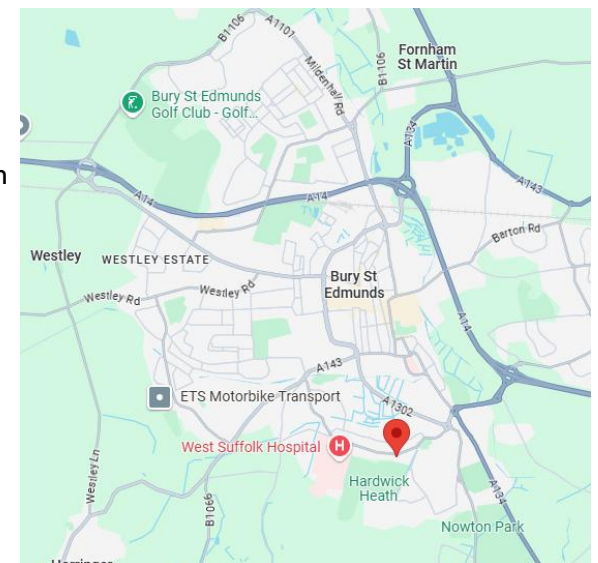
The outdoor spaces of this property have been thoughtfully designed to enhance both its aesthetic appeal and functional living experience. The approach to the home is equally impressive, with a long private driveway framed by mature trees, leading to ample parking in front of the property as well as a double garage.

At the rear of the property, a well-appointed patio area extends the living space outdoors, providing an ideal spot for dining or entertaining. Multiple sets of sliding doors seamlessly connect the interior to the garden, allowing natural light to flood the home while promoting effortless indoor-outdoor living. A generously sized balcony provides a serene retreat, perfect for unwinding while taking in the picturesque views over Hardwick Heath. The garden itself is South facing and laid to lawn, bordered by mature trees while still providing picturesque views of Hardwick Heath.



Location

Bury St Edmunds is a historic market town in Suffolk with richly fascinating heritage. Its striking combination of medieval architecture, elegant Georgian squares and Cathedral and Abbey Gardens provide a distinctive visual charm. This home has excellent access to the A14, A11(M11) and the railway station which has links to mainline services to Cambridge, London's Liverpool Street and Kings Cross.



Services

- Mains Water
- Mains Electric
- Mains Gas
- Solar Panels
- EPC - E
- Council Tax Band - F

Approximate total area⁽¹⁾

2320.92 ft²

215.62 m²

Balconies and terraces

134.44 ft²

12.49 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Ground Floor

Floor 1

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