



67 Horsecroft Road
Bury St. Edmunds | Suffolk | IP33 2DT

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Horsecroft Road

This stylish and distinctive residence is ideally located on the highly regarded western side of Bury St Edmunds, an area renowned for its blend of character, convenience, and charm. Perfectly positioned, the property offers easy access to the vibrant town centre—with its wide range of shops, restaurants, cultural attractions, and amenities—while also being just a short stroll from the picturesque Suffolk countryside, providing the best of both town and country living.

Combining individuality with contemporary comfort, the home presents a rare opportunity to enjoy a peaceful setting without sacrificing proximity to everyday essentials and scenic walking routes.





Step Inside

Upon entering the property, you are welcomed by a bright and spacious entrance hall featuring elegant tiled flooring. This inviting space is enhanced by sliding doors that lead directly into the sitting room, where an ornate Pompadour-style mantelpiece and surround serve as a striking focal point. Additional doors from the hall provide access to both the formal dining room and the cozy snug. The generously proportioned dining room flows seamlessly into the kitchen/diner, a light-filled space thanks to a large central lantern light positioned above the central island unit. The kitchen is exceptionally well-appointed with an extensive range of base and wall-mounted cabinetry. It includes a double bowl sink with drainer, a separate food preparation sink—both equipped with waste disposal units—a built-in dishwasher, a freestanding electric Range cooker with an overhead extractor, and a fitted storage unit with integrated drawers.

Adjoining the kitchen is a practical utility room, complete with additional cabinetry, a ceramic Butler's sink, space and plumbing for a washing machine, and a door that opens out to the courtyard.

The main living accommodation continues with an L-shaped library and a snug, culminating in a stunning, tiled vaulted garden room. This impressive double-glazed space is bathed in natural light and features sliding doors that open directly into the garden room, which flows seamlessly into the garden.

Leading from the library is the bedroom wing. The principal bedroom suite is a luxurious retreat, boasting a vaulted ceiling and a glazed wall that overlooks—and provides access to—the courtyard. The spacious en suite bathroom includes twin washbasins, a low-level WC, a bidet, and a wet room area with both a bathtub and a separate walk-in shower. A large dressing room with built-in wardrobes completes the suite.





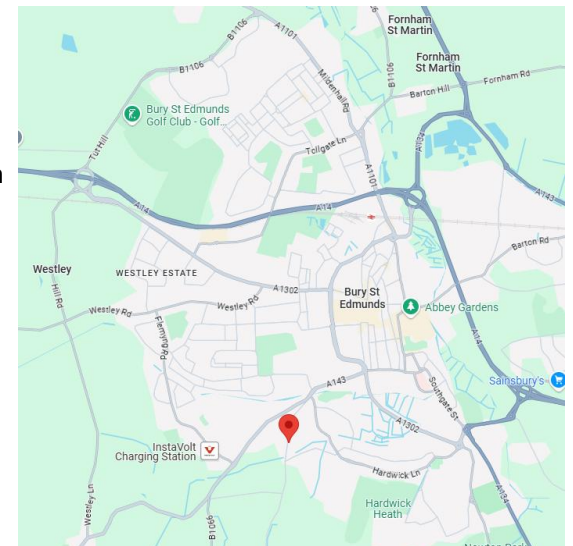
Step Outside

The property enjoys a private and secluded position, set well back from the road and approached via a shared gravel driveway. This leads to a secure, spacious gravelled parking and turning area, positioned in front of a generously sized single garage fitted with an automatic up-and-over door. Extending to approximately 0.43 acres, the garden is thoughtfully landscaped with sweeping lawns, richly stocked flowerbeds, and a variety of mature trees, including an established orchard. This tranquil garden offers a high degree of privacy and provides an idyllic setting for both relaxation and recreation. Additionally, there is a timber-framed shed equipped with power and lighting. On the opposite side of the property, a beautifully designed inner courtyard offers a sheltered, sun-drenched space perfect for al fresco dining or quiet outdoor gatherings.



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.





Ground Floor Building 1

Approximate total area⁽¹⁾

2830.49 ft²

262.96 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 are based on RICS IPMS 3C standard.

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Services

- Mains Water
- Mains Gas
- Mains Electric
- Council Tax Band – F
- EPC – C
- Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. In internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Registered Address:- Chiltern House, 36 High Street, Brandon, IP27 0AQ.



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