



Bury Lane, Lidgate CB8 9PX

Guide Price £750,000

LEE WILKINSON

POWERED BY
exp [®] UK

Bury Lane, Lidgate CB8 9PX

Lee Wilkinson Estate Agents are pleased to offer for sale this four bedroom detached home set in 2.2 acres (sts) of garden, and positioned next to open farmland. This property offers potential to further extend and maybe reconfigure the current layout to improve the space further. The largest area of land with the property is to the front and was formerly used as a paddock area for horses, but is now left to wildflower and grass. Positioned along a private driveway off of a quiet country lane New Home is in an idyllic location within the lovely village of Lidgate, and within a short walk of The Star village pub, which is well regarded locally, and community hall. Lidgate is also a short drive from Newmarket, Bury St Edmunds and Clare towns locally, with the nearest other amenities in the neighbouring village of Wickhambrook. Cambridge is also within easy commuting distance.

Property Ref; LW0712





Storm Porch

Covered storm porch with part glazed entrance door and glazed side panel.

Entrance Hall

A lovely welcoming space, with stairs to the first floor and a storage area under, and large storage cupboard, ideal for coats and shoes. Door through to;

Cloakroom

2.34m x 0.9m (7'8" x 2'11")

W/C and wash hand basin with tiled splashback. Tiled floor and obscured window to front aspect.





Dining Room

7.19m max x 3.03m max (23'7" x 9'11")

Windows to both rear and side aspects providing superb views over both the garden and fields beyond. The floor is part wooden parquet, and part tiled. The dining room opens to;

Sitting Room

6.68m x 3.94m (21'10" x 12'11")

Another substantial reception room, which is both light and airy, with large window to the front aspect and double doors opening onto the rear garden patio area. Tiled flooring.

Kitchen/Breakfast Room

7.33m x 3.04m (24'0" x 9'11")

Fitted with a range of both wall and base units with complimentary worksurface over, and acrylic sink and drainer inset, with mixer tap over. Eye-level double oven with separate electric hob, which has an extractor over. Space for fridge/freezer. Tiled floor and part tiled walls. Windows to side and rear aspects and door through to;

Utility Room

1.9m x 3.93m (6'2" x 12'10")

There are currently no units fitted in this room, but provides plenty of space for new owners to create their own utility layout. External door to the side aspect and window overlooking the rear garden. Space and plumbing for washing machine and door through to;

Double Garage

5.07m x 5.05m (16'7" x 16'6")

Power and lighting. Window to side aspect. Electric roller shutter door

1st Floor

Landing

Galleried landing, with airing cupboard, access to loft space and window to the front aspect.





Bedroom 1

3.31m max x 4.81m max (10'10" x 15'9")

Window to rear aspect with great views over the rear garden and open fields.

Bedroom 2

3.95m max x 3.95m max (12'11" x 12'11")

Built in open wardrobe and window to front aspect.

Bedroom 3

2.99m max x 3.5m max (9'9" x 11'5")

Window to rear aspect.

Bedroom 4/Study

3.93m max x 1.71m max (12'10" x 5'7")

Window to rear aspect.

Bathroom

2.34m x 2.18m (7'8" x 7'1")

Three piece suite comprising panelled bath, pedestal wash basin with tiled splashback, and shower enclosure. Obscured window to front aspect

W/C

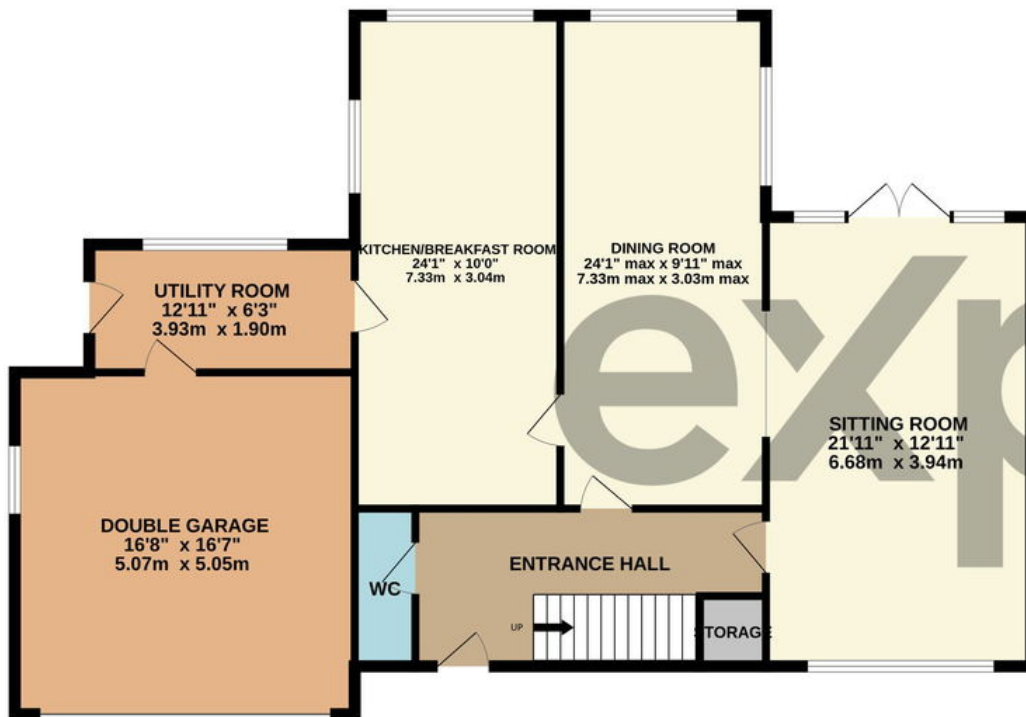
1.06m x 2.16m (3'5" x 7'1")

W/C and wash hand basin. Obscured window to side aspect.

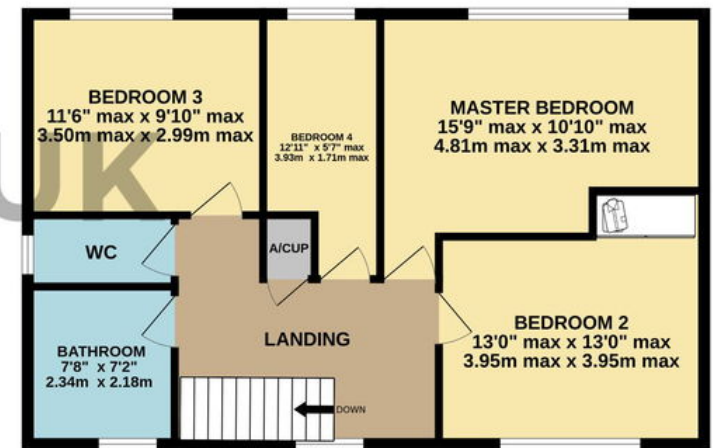
Outside

The plot extends to approximately 2.2 acres in total (sts), with the garden extending to the front, side and rear of the property. There is a shingle driveway providing parking for numerous vehicles and in turn leading to the double garage. The garden offers a good degree of privacy, with a long driveway leading from the quiet country lane it is situated on. Beyond the front garden is another large piece of land, which was previously used as a paddock for horses, but has not been left as a natural garden and long grasses. To the side of the property is open farmland giving this plot an idyllic, peaceful feeling.

GROUND FLOOR
1275 sq.ft. (118.4 sq.m.) approx.



1ST FLOOR
691 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA : 1965 sq.ft. (182.6 sq.m.) 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.

Made with Metropix ©2025

LEE WILKINSON

POWERED BY
exp UK