



**Hardwick Lane, Bury St. Edmunds**

**Sheridans**







# Hardwick Lane, Bury St. Edmunds IP33 2RA

Guide Price £837,500

Situated in an excellent non-estate location on the much sought after Hardwick Lane, we are delighted to offer this immaculately presented spacious individual detached home. The property is located close to both Hardwick Heath and West Suffolk Hospital as well as just a short walk from the town centre.

The impressive bay fronted elevation is enhanced by the covered porch, this in turn leads to the entrance door. Entering the house you are greeted by a welcoming entrance hall, accessing the reception rooms, a useful cloakroom and stairs rising to the first floor.

The bay fronted sitting room offers the comfort of a log burner and the room is further enhanced by an additional window. The property offers a further reception room which the vendors currently use as a family room.

The kitchen dining room spans across the back of the property with tri-fold doors allowing for easy access to the garden. The kitchen offers an attractive range of wall and base level units with built-in ovens, induction hob with extractor, dishwasher and fridge freezer, the room offers plenty of space for a dining table and chairs. From the kitchen there is access to the utility room offering sink, plumbing for washing machine and further base level and wall units.

The stairs rise from the entrance hallway to the first floor. The landing accesses all four of the bedrooms, the family bathroom and an expansive built-in storage cupboard. All four bedrooms are doubles, the master bedroom features the convenience of an en-suite shower room, the bedroom is further enhanced by the built-in wardrobe, as well as a superb view over the garden and rooftops beyond. Two of the further three bedrooms benefit from built-in cupboards. The large contemporary family bathroom completes the accommodation offering both a shower cubicle and separate bath.

## Outside

Outside, the property is approached via its gravel driveway flanked by planted beds, the driveway offers plenty of off-road parking and leads to the double garage which has power, light and useful eaves storage as well as a personal door leading to the rear garden. Side access leads to the rear garden, with further garage/workshop, shed with power and light and a greenhouse.

The delightful mature rear garden features a wonderful raised composite decking area which is accessed from the kitchen dining room with further paved patio area leading to the garage's personal door and utility room door. The garden is laid mainly to lawn with a beautiful array of established trees, shrubs and flowers. In addition there is a useful timber storage shed and greenhouse. A real feature

- Impressive individual detached home
- Expansive rear aspect kitchen/dining room
- En-suite and family bathroom
- Sought after town location
- Sitting room with log burner & further reception room
- Plot approaching one third of an acre
- Brick built outbuilding with great potential for conversion
- Double garage and large gravelled driveway

of the outside space is the inclusion of the old brick built garage/outbuilding which offers the opportunity to repurpose into a home office, home gym or wherever your imagination takes you.

## Services

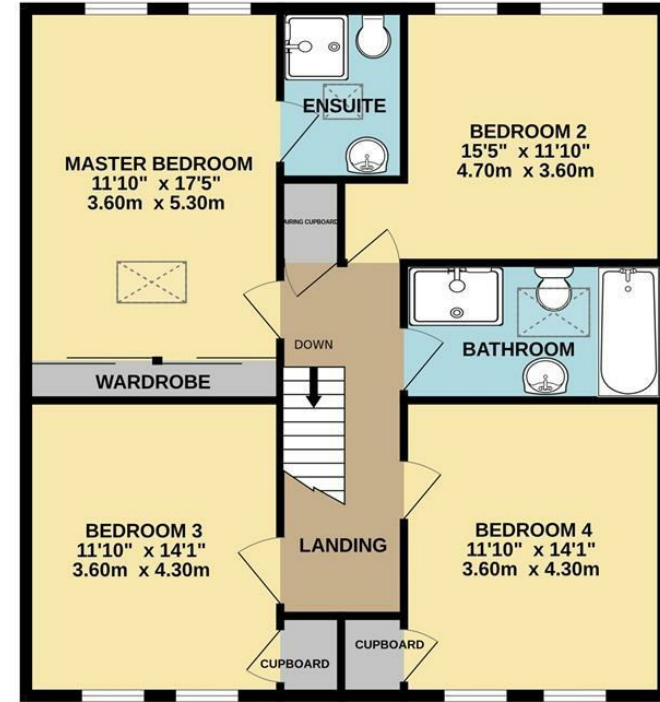
All mains services are connected. Gas Central Heating. Council tax band: D. EPC Rating: C  
CAT 5 Network cable throughout.



GROUND FLOOR



1ST FLOOR



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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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

**Sheridans Estate Agents**

**Web:** [www.sheridans.ltd.uk](http://www.sheridans.ltd.uk) **Email:** [info@sheridans.ltd.uk](mailto:info@sheridans.ltd.uk)

**Bury St. Edmunds Office**  
19 Langton Place,  
Bury St Edmunds, IP33 1NE  
Tel: 01284 700 018

**Knightsbridge London Office**  
45 Pont Street,  
London, SW1X 0BD  
Tel: 020 7629 9966

Registered in England No. 04461290  
VAT Number: 794 915 378

Registered office: Sheridans Limited, 19 Langton Place, Bury St Edmunds, IP33 1NE



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