



Holden Road, Lackford, Bury St. Edmunds

Sheridans



Immaculately presented 4 bedroom house with generous south facing gardens enjoying a delightful setting in pretty village.

Built about 55 years ago of traditional brick construction beneath a tiled roof and recently much improved in the last few years, this delightful family home provides a surprising level of particularly well presented accommodation complemented by generous gardens with separate studio/gym/ideal home office. The house is situated in a quiet setting at the end of a small close in this small Suffolk village, offering convenient access to Bury St Edmunds, Newmarket and Cambridge.

Benefiting from oil fired radiator central heating, double glazing and recent improvements including new bathroom, cloakroom and kitchen, the accommodation currently in brief comprises an entrance hall with door to the upgraded cloakroom and to a useful utility room creating a useful space with fitted cupboards and door to the store/forming part of former garage. A door from the entrance hall leads to the spacious open plan sitting/dining room, creating a wonderfully light reception room with large window and French doors opening to the rear gardens and terrace. Open to this room, the well equipped kitchen, is fitted with an extensive range of units, providing plenty of drawer and cupboard space beneath preparation surfaces,

complemented by built in appliances. Stairs lead from the sitting/dining room to the first floor. On the first floor is a landing with airing cupboard and doors leading to the four bedrooms (two with fitted wardrobe cupboards) and served by an upgraded bathroom, completing the accommodation.

Outside

The house is approached along a driveway continuing to the side of the house, providing ample vehicle parking. To the side of the house is space for further extension (subject to the relevant planning permissions being approved). The rear gardens are a particular feature, being mostly laid to lawn and bordered by mature hedging and shrubs. Adjoining the rear of the house is a stone terrace, ideal for entertaining and a pathway leading to the far end of the garden and the recently built gym/home office with adjoining garden store and further seating area.

Location

The house enjoys a quiet setting, tucked away in the corner at the end of a small close in the heart of the village and close to countryside walks and the historic village church. Lackford is a pretty village situated approximately 7.2 miles from the historic market town of Bury St Edmunds and the excellent range of facilities this beautiful market town has to offer.

Directions

When entering Lackford from the direction of Bury St Edmunds along the A1101. Turn right into Old Bury Road

- Immaculately presented family home in delightful setting with countryside walks on the doorstep
- Ample off road parking
- Generous south facing gardens
- Gym/home office
- Much improved
- Upgraded kitchen and bathrooms
- Open plan sitting/dining room
- Well equipped kitchen with integrated appliances
- Four bedrooms
- Bathroom, cloakroom

and then right again into Holden Road, where the house will be found at the end of the close tucked away in the right hand corner.

Services

Mains electricity, water and drainage are connected. Oil fired central heating.

Council Tax: West Suffolk Band: C

Broadband speed: Up to 76 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

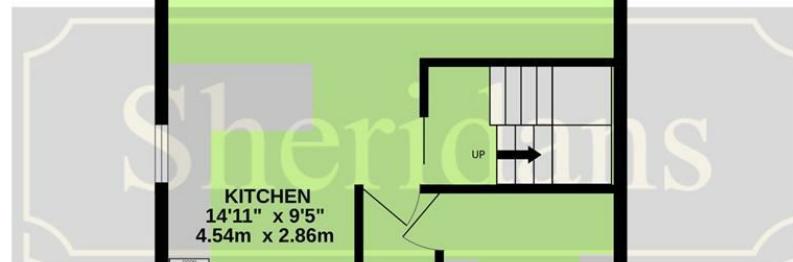
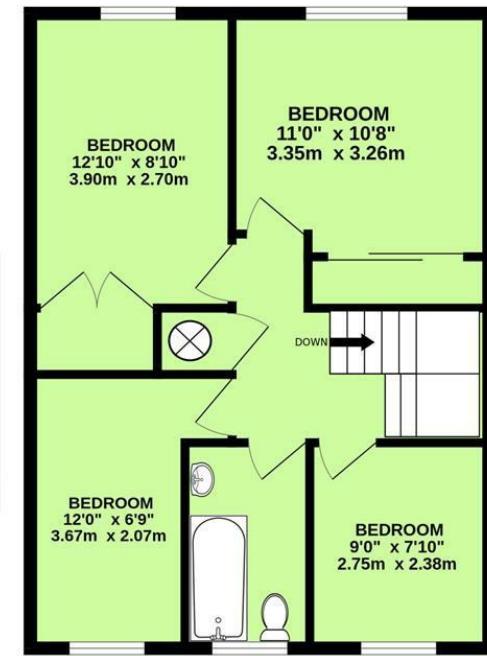
Flood Risk: Very Low Risk for rivers and seas



GROUND FLOOR
855 sq.ft. (79.5 sq.m.) approx.



1ST FLOOR
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA: 1417 sq.ft. (131.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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.

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