



Rushbrooke Lane, Bury St. Edmunds

Sheridans



Rushbrooke Lane, Bury St. Edmunds IP33 2RR

Guide Price £850,000

An impressive detached family home set within generous, mature grounds, enjoying a sought-after position to the south of Bury St Edmunds. Orchard House offers well-balanced and flexible accommodation, together with a large driveway, double garage and beautifully established gardens.

The property is set well back from the lane and approached via a substantial gravel driveway, providing ample off-road parking and access to the integral garage. The attractive brick elevations present a welcoming and well-maintained appearance.

The accommodation is particularly well suited to modern family living, with a natural flow between the principal reception spaces. The welcoming reception hall leads through to a spacious sitting room, centred around a contemporary fireplace and enjoying a pleasant outlook over the gardens. Double doors open into the dining room, creating an excellent entertaining space, which in turn leads to the dedicated study offers an ideal space for home working.

The kitchen is well-appointed and thoughtfully arranged, with corian worktops, opening into a breakfast room and offering views across the rear garden. A separate utility room and cloakroom provide useful day-to-day practicality, the breakfast room connects to the garden room - perfect for enjoying the surrounding greenery, off of the dining room is a dedicated study offers an ideal space for home working.

On the first floor, the principal bedroom benefits from the addition of a dressing room, creating a comfortable and well-proportioned

suite. There are three further bedrooms, all of good size, served by a family bathroom, offering flexibility for both family life and guests.

Outside

Outside, the rear garden is a particular feature, being predominantly laid to lawn and enclosed by mature trees and established planting, providing a high degree of privacy. A variety of seating areas, a garden store and a striking mature tree create a wonderful backdrop for outdoor living.

Location

The property occupies a highly regarded position and a sought-after residential address on the edge of Bury St Edmunds. The property enjoys a particularly convenient setting, offering a sense of space and tranquillity whilst remaining within easy reach of the historic town centre. Bury St Edmunds provides an excellent range of amenities including independent shops, restaurants, cafés and leisure facilities, together with well-regarded schooling in both the state and independent sectors. With gentle walks along the river to abbey gardens on the doorstep The town also benefits from strong transport links, with access to the A14 providing connections to Cambridge, Ipswich and beyond, as well as a mainline railway station offering services to London via Cambridge. The surrounding countryside offers a wealth of walking and outdoor pursuits, further enhancing the appeal of this well-balanced location.

Services

Mains electricity and water, private draining. Heating - Oil boiler

Council Tax: West Suffolk Band: E

Broadband speed: Up to 27 mbps available (Source Ofcom)

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

Flood Risk: Very Low Risk

- Substantial detached family home
- Sought-after south Bury St Edmunds location on Rushbrooke Lane
- Generous plot with mature, private rear gardens
- Four well-proportioned bedrooms, including principal suite with dressing room
- Spacious sitting room with contemporary fireplace
- Separate dining room ideal for entertaining
- Well-appointed kitchen with adjoining breakfast room and garden room
- Dedicated study, ideal for home working
- Large gravel driveway providing extensive off-road parking
- Integral double garage with additional garden store

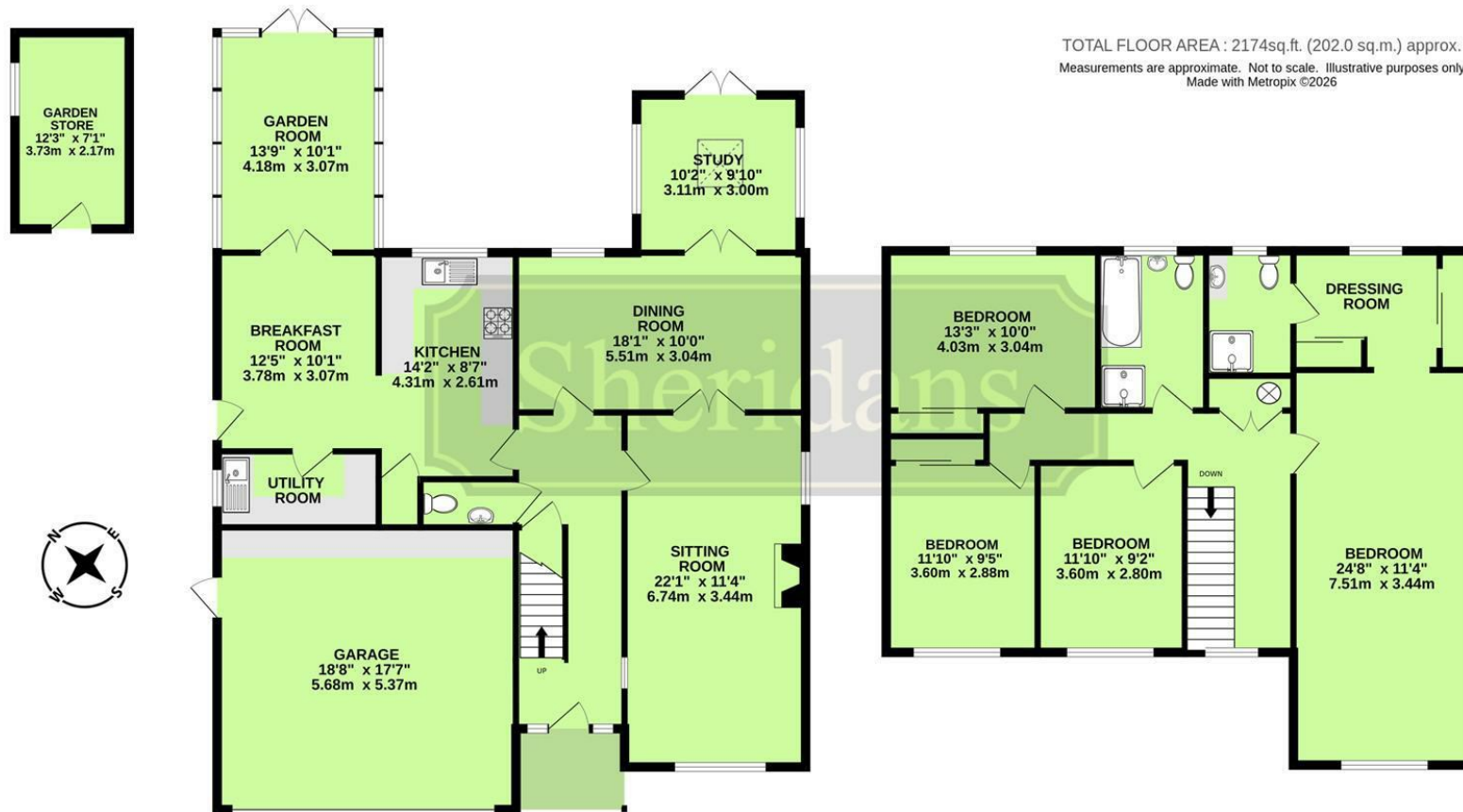
Agents note

All windows, garden room and doors replaced with triple glazing within last few years



GROUND FLOOR

1ST FLOOR



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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