



Hardwick Lane, Bury St. Edmunds, Suffolk, IP33 2RA

MARK · EWIN
BURY ST EDMUNDS

Located along Hardwick Lane, this meticulously renovated and extended four-bedroom detached residence boasts a prime position just south of Bury St Edmunds. Its enviable location ensures swift access to Hardwick Heath and West Suffolk Hospital, while the town centre is just a stone's throw away.

The attractive bay fronted façade is enhanced by the covered porch, this in turn leads to the entrance door. The property commences with a welcoming entrance hall, the reception rooms leading off, as does the conveniently placed cloakroom and stairs rise to the first-floor with a useful under stairs cupboard. The bay fronted sitting room offers the comfort of a log burner and the room is further enhanced by the bay window. The property offers a further reception room, ideal as a snug or for use as a further reception as needed. The kitchen dining room stretches across the back of the property with bi-fold doors allowing for a seamless flow to the garden. The kitchen features an attractive range of wall and base level units with built-in oven, 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.

Moving to the first floor, the landing offers an airing cupboard and leads to four double bedrooms, the principal of which offers the convenience of an en-suite shower room, the bedroom is further enhanced by the built-in wardrobe, with two further bedrooms benefitting from built-in cupboards. The fourth bedroom has the benefit of access to the roof void. The large family bathroom completes the accommodation offering both a shower and bath.

Outside, the property is approached via its gravel driveway flanked by planted beds, the driveway provides plentiful off-road parking and leads to the double garage, the garage benefits from power and light and eaves storage with a personal door leading to the rear garden. Side access leads to the rear garden, with a garden room with power and light and a greenhouse. The rear garden commences with a raised decking area from the kitchen dining room with further paved patio area leading to the garage's personal door and utility room door. The remainder of the large rear garden is laid to lawn, steps lead down to a delightful terrace, ideal as a seating area to enjoy the garden. The garden is enclosed by fencing with planted borders.

Additional Information

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are available in this area. (Source Ofcom)

Broadband: Standard, Superfast & Ultrafast are available in this area. (Source Ofcom)

Services: Mains Gas, Electric, Water & Drainage. Heating via gas central heating. (Please note that none of these services have been tested by the selling agent.)



Directions

From Out Westgate turn left onto Vinery Road, continue along Vinery Road becoming Hardwick Lane, the property will be found on your left-hand side opposite West Suffolk Hospital.

Location

The historic market town of Bury St Edmunds provides an extensive range of shopping facilities, including the Arc Shopping Centre. There are also excellent educational, recreational and cultural facilities and for those needing to commute there is convenient access to the A14, which provides links to Cambridge, Ipswich and London / Stansted Airport via the A11/M11. The railway station at Bury St Edmunds offers a link to mainline services to London Liverpool Street and Kings Cross.

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Accommodation:

Entrance Hall 5' 11" x 21' 0" (1.8m x 6.4m)

Cloakroom

Sitting Room 12' 6" x 21' 0" (3.8m x 6.4m)

Snug / Reception Room 12' 6" x 17' 5" (3.8m x 5.3m)

Kitchen Dining Room

Kitchen Area 16' 1" x 12' 2" (4.9m x 3.7m)

Dining Area 13' 5" x 13' 9" (4.1m x 4.2m)

First Floor Landing

Bedroom One 12' 10" x 17' 1" (3.9m x 5.2m)

En-Suite 6' 3" x 7' 3" (1.9m x 2.2m)

Bedroom Two 15' 9" x 12' 2" (4.8m x 3.7m)

Bedroom Three 12' 6" x 14' 1" (3.8m x 4.3m)

Bedroom Four 11' 10" x 13' 9" (3.6m x 4.2m)

Family Bathroom 11' 10" x 7' 3" (3.6m x 2.2m)

Outside

Driveway

Double Garage 19' 4" x 22' 8" (5.9m x 6.9m)

Front & Rear Gardens

Additional Information:

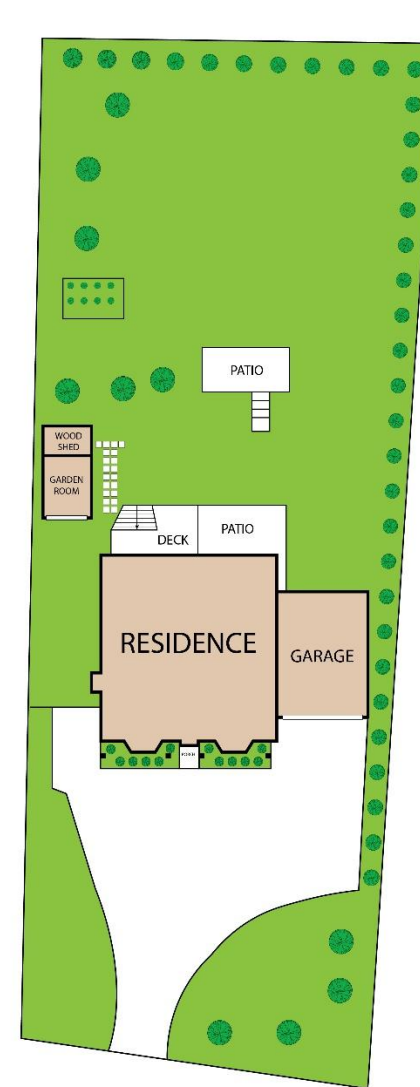
Council Tax Band: D

EPC Rating: C

Tenure: Freehold

Asking Price: £839,000
Freehold





90 Hardwick Lane, Bury St Edmunds IP33 2RA
 TOTAL APPROX. FLOOR AREA 248 SQ. M, 2,883 SQ. FT

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

MONEY LAUNDERING REGULATIONS 2003: Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PLEASE NOTE: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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