



**Honeywood Grove, Norton, Bury St. Edmunds**

**Sheridans**



# Honeywood Grove, Norton, Bury St. Edmunds IP31 3FS

Guide Price £675,000

A beautifully presented and particularly spacious detached family home, occupying a prominent position within this highly regarded village development. Extending to approximately 1,900 sq. ft. (2,250 sq. ft. including the garage), the property offers light-filled, thoughtfully designed accommodation, enhanced with a high specification and modern technology, ideally suited to contemporary living.

Constructed in a traditional style with rendered and weatherboarded elevations beneath a tiled roof, the house enjoys excellent kerb appeal, complemented by an oak framed porch, detached double garage, generous parking and landscaped gardens.

A welcoming entrance hall with attractive tiled flooring and underfloor heating sets the tone, creating an immediate sense of quality and space. The heart of the home is the impressive kitchen/dining room, extending to over 19 ft, providing a superb open-plan space ideal for both everyday living and entertaining. The kitchen is stylishly fitted with shaker-style cabinetry complemented by full quartz worktops and surrounds, incorporating a central island with Bosch induction hob, Belfast sink, Miele integrated dishwasher and Neff double oven.

Trifold doors open directly onto the terrace, creating a seamless connection between indoor and outdoor living.

A separate utility room offers additional storage and appliance space, together with a fitted water softener system. The sitting room is a beautifully proportioned 20 ft reception space, featuring a log-burning stove set within an attractive fireplace, underfloor heating and trifold doors opening onto the rear terrace and garden. To the rear, the striking garden room provides a highly versatile additional reception area, flooded with natural light from two elevations of bi-fold doors, creating a wonderful space for relaxing, entertaining or home working.

The ground floor benefits from underfloor heating throughout, individually zoned for maximum comfort.

The first floor is arranged around a light and airy landing and comprises four well-proportioned double bedrooms. The principal bedroom is particularly generous, featuring built-in wardrobes and a beautifully appointed en suite, complete with walk-in shower and separate bath. The second bedroom also benefits from built-in storage, while the remaining bedrooms are all comfortable doubles with characterful sloping ceilings. A luxurious family bathroom mirrors the en suite, featuring both a bath and separate walk-in shower, finished in a contemporary style.

## Outside

The property occupies a generous plot with gardens to both the front and rear. The rear garden is a particular highlight, featuring a stone paved terrace, a newly constructed timber pergola and decking area, together with raised sleeper beds -creating an ideal space for entertaining and family life.

To the side, a private driveway provides parking for multiple vehicles, leading to the detached double garage with power, lighting and electric doors. The front garden is attractively enclosed with willow fencing and planted with an acer tree, enhancing the property's overall setting.

## Specification & Technology

The property is finished to a high standard and includes a range of modern upgrades, including:

- Air source heat pump with app-controlled, zoned underfloor heating
- Ultrafast full fibre broadband (up to 1 Gbps)
- Cat-6 cabling, upgraded networking and smart lighting
- Ohme electric vehicle charging point
- Energy-efficient EPC rating B

## Location

Norton is a well-regarded Suffolk village offering a strong sense of community alongside local amenities including a village shop/post office, public house, primary school and church. The nearby A14 provides convenient access to Bury St Edmunds and Stowmarket, the latter offering direct rail services to London Liverpool Street.

- Substantial detached family home
- High-spec kitchen with quartz worktops and premium integrated appliances
- Impressive sitting room with log burner and trifold doors
- Striking garden room with bi-fold doors to two elevations
- Four double bedrooms, including principal suite with en suite
- Underfloor heating throughout ground floor (zoned, app controlled)
- Air source heat pump and EPC rating B (energy-efficient home)
- Smart home features including Cat-6 wiring and ultrafast fibre broadband
- Landscaped garden with pergola, decking and terrace
- Detached double garage, EV charger and ample driveway parking

## Services

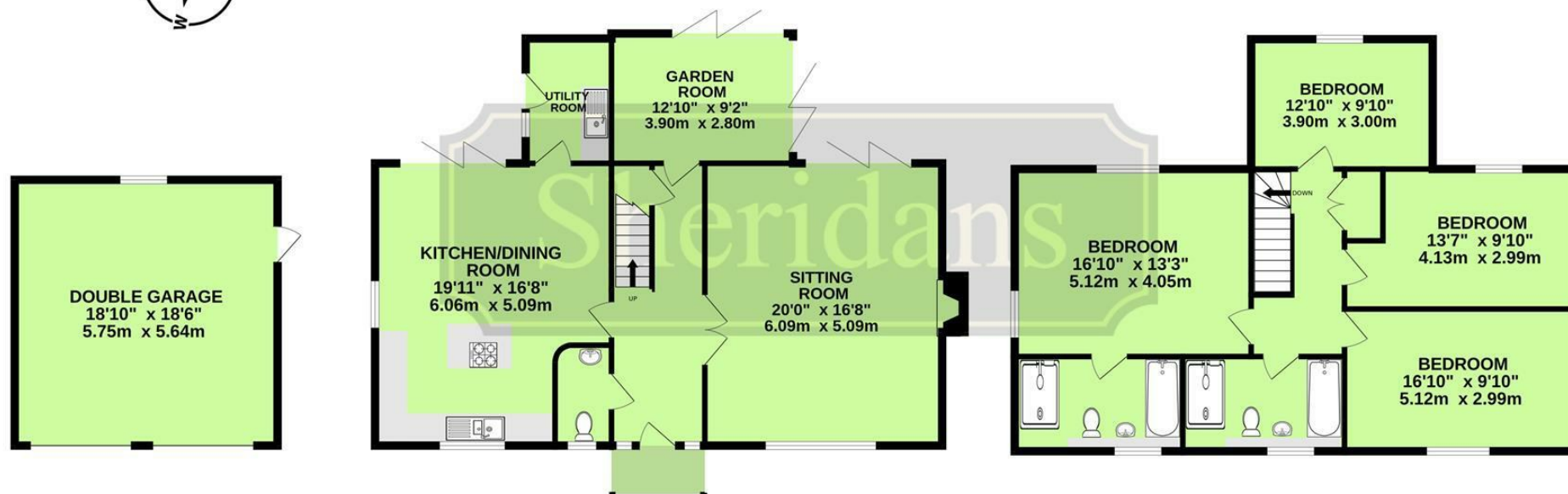
Mains electricity, drainage and water. Heating - Air source heat pump (underfloor heating ground floor and radiators upstairs)  
EV charger & water softener installed  
Council Tax: Mid Suffolk Band: E  
Broadband speed: Up to 1800 mbps available (Source Ofcom)  
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)  
Flood Risk: Very Low Risk (source gov.uk)



GROUND FLOOR

TOTAL FLOOR AREA : 1905sq.ft. (177.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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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.

**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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