



Hawes Lane

Norton | Bury St. Edmunds | Suffolk | IP31 3LS

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Primrose Cottage

Occupying a delightful position along the quiet and highly regarded Hawes Lane, this attractive detached chalet-style residence enjoys a wonderful setting on the edge of the sought-after Suffolk village of Norton, nearby open countryside and enjoying an exceptional sense of peace, privacy and rural charm. Originally constructed in the 1960s, the property has been thoughtfully enhanced and sympathetically adapted over the years to create a beautifully balanced home of considerable versatility, perfectly suited to modern family living.





Step Inside

The property immediately conveys a warm and welcoming atmosphere, with well-proportioned accommodation arranged over two floors and designed to provide both flexibility and comfort. An entrance lobby with ceramic tiled flooring and useful cloaks storage leads through to the principal reception areas, while a convenient ground-floor cloakroom incorporates a pressurised hot water cylinder and additional storage.

At the heart of the home is the spacious lounge with dining area, a beautifully light and airy space featuring engineered oak flooring, under-stair storage and French doors opening directly onto the rear gardens and sun deck. The room flows effortlessly into a delightful garden room, perfectly positioned to enjoy views across the landscaped gardens, with further French doors providing an excellent connection between the house and outside entertaining areas.

The kitchen/breakfast room has been extensively fitted with an impressive range of bespoke hand-painted shaker-style cabinetry complemented by granite work surfaces and a ceramic sink unit. Integrated AEG double ovens, a ceramic hob and matching breakfast bar combine practicality with timeless style, while windows to both front and rear aspects ensure excellent natural light throughout the day. A further door provides direct access onto the gardens.

The versatility of the accommodation is enhanced by an additional ground-floor reception room, currently arranged as a sitting room but equally suited as a fourth bedroom, guest accommodation, study or home office depending on individual requirements.

The first floor continues to impress, offering three well-appointed bedrooms arranged around a central landing with access to useful eaves storage. The principal bedroom benefits from an extensive range of fitted wardrobes, drawer units and matching bedside cabinetry, while the second bedroom also enjoys comprehensive fitted storage. A stylish family bathroom serves the first floor, beautifully appointed with a classic roll-top bath, vanity wash basin with marble top, WC and a large, tiled shower enclosure with both rainfall and handheld shower fittings.





Step Outside

The property stands within mature and thoughtfully landscaped gardens which provide a wonderful setting for the house and enjoy an excellent degree of privacy throughout. To the front, the property is partially screened by established laurel hedging, with a shingle driveway providing ample parking alongside a lawned frontage interspersed with established shrubs and ornamental planting. An attached single garage benefits from light, power and a personal door to the outside.

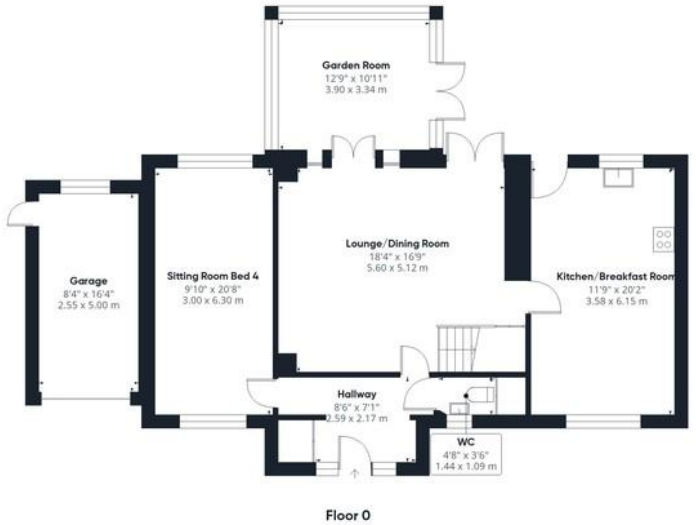
The rear gardens are a particular feature of the property, beautifully established and enjoying a sunny south-westerly aspect. Completely enclosed by mature hedging, trees and established planting, the gardens offer a peaceful and secluded environment with neatly maintained lawns, well-stocked beds and borders and a variety of ornamental shrubs, bushes and fruit trees providing year-round colour and interest. Directly to the rear of the house, a decked terrace creates an ideal space for outdoor dining and entertaining, perfectly positioned to enjoy the afternoon and evening sun. Gated access to both sides of the property allows convenient movement between the front and rear gardens.

Beautifully presented throughout and occupying a desirable village settings, this highly versatile home represents a rare opportunity to enjoy refined countryside living within easy reach of excellent amenities and transport connections.



Location

Norton itself is a picturesque and well-served village, ideally positioned for access to the A14 and the wider region, with nearby Elmswell railway station providing direct services to Cambridge, Ipswich and London Liverpool Street. The historic market towns of Bury St Edmunds and Stowmarket are both within easy reach. Rich in character and community spirit, the village offers a well-regarded primary school, village hall, pre-school, churches and the highly regarded "Norton Dog" public house, a charming 17th-century inn renowned for its welcoming atmosphere and traditional dining. Surrounded by rolling countryside, woodland and quiet country lanes, the area is particularly appealing to those who enjoy walking, cycling and outdoor pursuits.



Approximate total area⁽¹⁾
 1673 ft²
 155.4 m²

Reduced headroom
 34 ft²
 3.2 m²



(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Services

- Mains water & electricity are connected.
- Mains Drainage.
- Oil Fired Central Heating
- EPC Rating – D
- Council Tax Band - E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Registered Address: - The Stables, Summer Road, Waltham-Le-Willows, IP31 3AJ



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