Hardwick Lane, Bury St. Edmunds

Sheridans

# Hardwick Lane, Bury St. Edmunds IP33 2QF

# Guide Price £795,000

Having been recently completely refurbished to an extremely high standard we are delighted to offer to the market this stunning detached home in a plot approaching 1/3 an acre on one of Bury St Edmunds' most highly regarded roads. Offering stylish and versatile accommodation, the property combines contemporary design with exceptional finishes, complemented by a detached garage and landscaped gardens.

This striking property has been comprehensively modernised and reimagined to create a light-filled, contemporary home perfectly suited to modern living. Set well back from the lane, the house is approached over an extensive gravel driveway providing ample parking and access to a substantial detached garage.

The interior is particularly impressive, with a cohesive design throughout and an emphasis on space, light and flow. The spacious sitting room is a standout feature, with wide proportions, engineered wood flooring and a sleek inset fireplace creating a stylish yet comfortable environment. A large opening leads directly through to the dining area, forming a superb open-plan living space ideal for entertaining, with large glazed doors providing an attractive outlook and seamless connection to the garden.

The kitchen has been beautifully designed with both practicality and aesthetics in mind, featuring contemporary cabinetry in contrasting tones, extensive work surfaces and a central island unit incorporating a breakfast bar. Integrated appliances include eye-level ovens and induction hob, and the overall layout provides excellent storage and workspace. The kitchen flows naturally into the dining area, creating a sociable hub of the home, while a separate utility room offers additional storage, laundry space and everyday convenience.

The ground floor continues to offer excellent flexibility, with a double bedroom and an additional bedroom/study, perfectly suited for guests, home working or multi-generational living. These rooms are served by a well-appointed bathroom.

To the first floor, the bedrooms are particularly well presented, enjoying a calm and neutral finish with attractive outlooks over the surrounding greenery. The rooms benefit from generous proportions, clean architectural lines and an abundance of natural light. A modern family bathroom serves the first floor accommodation, completing a well-balanced layout.

Outside

The property sits within a generous and well-screened plot. To the front, the wide gravel driveway provides extensive parking, alongside the detached garage, finished with contemporary timber cladding, and benefitting from the added convenience of an electric vehicle charging point.

The rear garden has been thoughtfully landscaped to create a private and tranquil setting. A series of paved terraces and seating areas provide ideal spaces for outdoor dining and relaxation, complemented by decorative shingle and well-stocked planting. Mature shrubs, ornamental trees and carefully curated borders add structure and year-round interest, while the layout has been designed for ease of maintenance. A covered seating area further enhances the garden's usability, offering a sheltered space for entertaining.

Location

Bury St Edmunds is one of Suffolk's most sought-after market towns, combining historic charm with excellent modern amenities. Renowned for its Cathedral, vibrant cultural scene, theatres, cinemas, restaurants and attractive green spaces, the town offers an outstanding quality of life. A traditional market operates twice weekly, complemented by a wide range of independent shops, cafés and national retailers.

- Stylishly refurbished and extended detached home
- Four bedrooms with flexible accommodation
- Superb open-plan sitting and dining space
- Contemporary kitchen with central island and integrated appliances
- Utility room
- Ground floor bedroom and study
- Modern bathrooms
- Detached garage and extensive driveway parking
- Beautifully landscaped rear garden
- Prime and sought-after location

The town benefits from excellent schooling, a strong community atmosphere and superb transport links, with easy access to Cambridge, Ipswich and beyond via the A14, as well as regular rail services.

Services

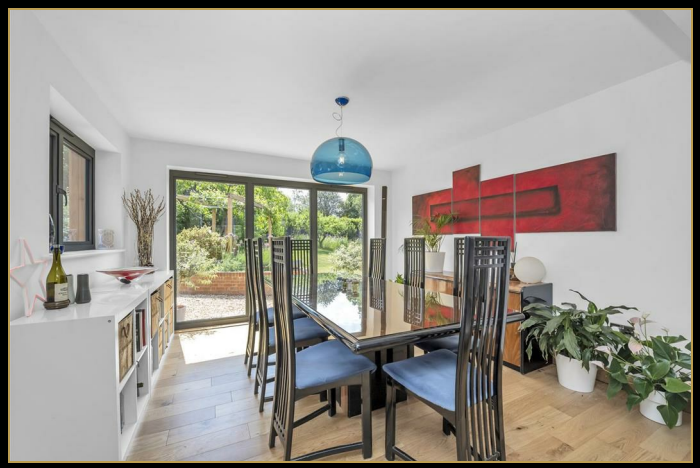
Mains electricity, gas, drainage and water. Heating - Gas Combi boiler, EV Charger

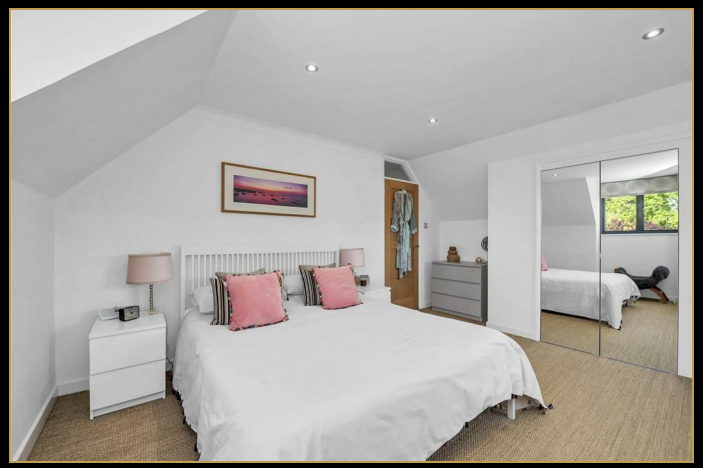
Council Tax: West Suffolk Band: E

Broadband speed: Up to 5500 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 : 1776sq.ft. (165.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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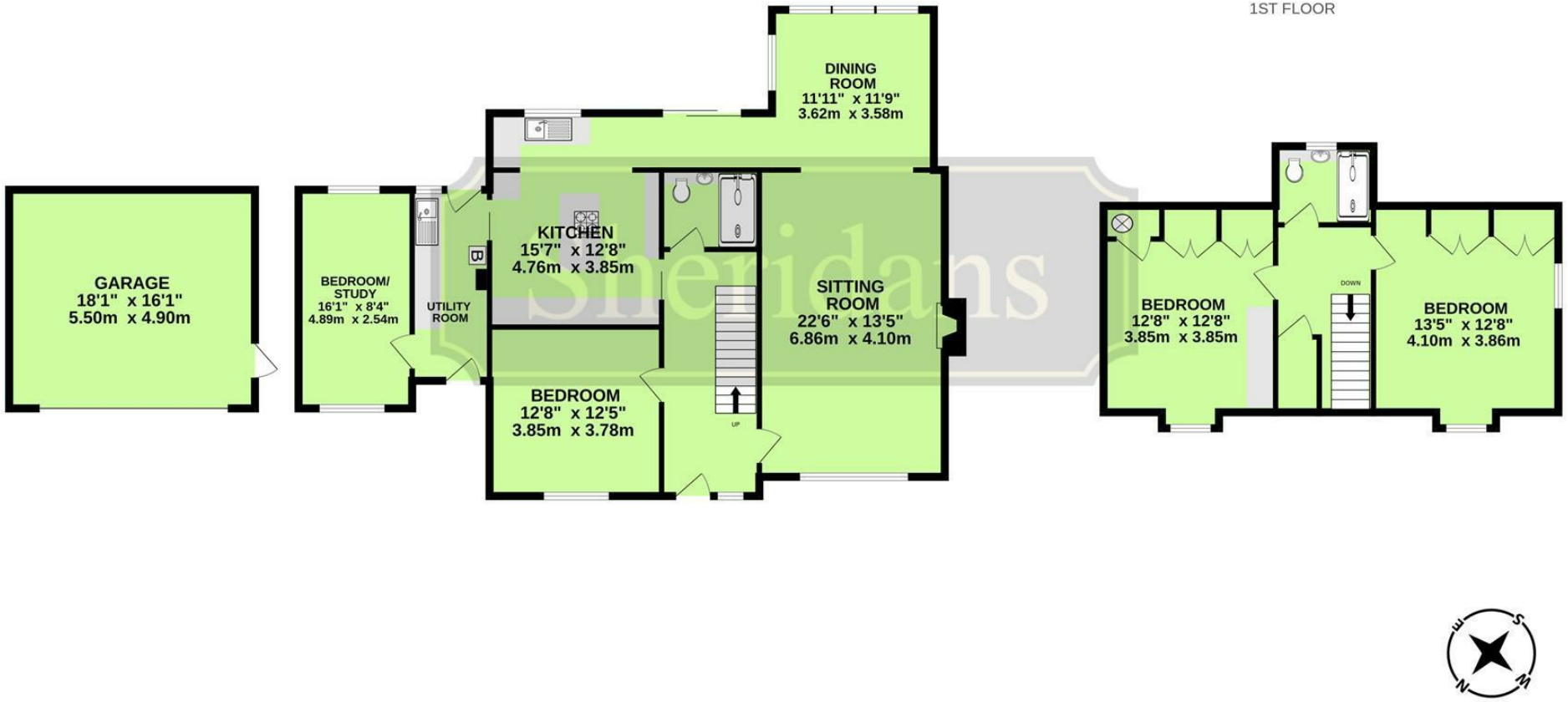
1ST FLOOR




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.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