



School Hall Lane, Bury St. Edmunds

Sheridans



# School Hall Lane, Bury St. Edmunds IP33 1HA

Guide Price £775,000

A deceptive and much improved 2100 sqft town house with garage and parking, enjoying a delightful setting along a quiet one way lane within a stones throw of the historic town centre and Abbey Gardens.

Originally built at two houses about 60 years ago and restored to a particularly high standard with an excellent attention to detail in more recent years, this surprising town house of some 2100 sqft, provides beautifully presented accommodation boasting spacious rooms with a light and airy feel, complemented by many delightful features throughout. The house enjoys a quiet setting along a small one way lane, just off the town centre, situated within a stones throw of Marks and Spencer's and local shops and restaurants. Of particular note is the stunning private garden, garage and parking, which makes this property a very sought after and rare opportunity to come to market. The property also benefits from solar energy

The well maintained accommodation currently in brief comprises an entrance door opening to the spacious reception hall with a fine oak staircase off to the first floor galleried landing and door to the cloakroom. The dual aspect sitting room is a comfortable reception room with a light and airy atmosphere. Within this room is a feature marble fireplace and French doors to the private rear gardens. Off the sitting room, is the dining room, creating an ideal space for entertaining and two windows overlooking the rear gardens. The modern kitchen breakfast room, is a more recent addition to the original house with a striking vaulted ceiling with spotlighting, whilst fitted with an extensive range of modern gloss finish units providing plenty of drawer and cupboard space beneath preparation surfaces, complemented by quality integrated appliances. Also included within this room is a walk in pantry, French doors to the gardens and further door to the garage.

## Accommodation

On the first floor is a wonderfully spacious landing with large study/library area with a delightful light atmosphere created by a modern style bay window to the front and a Juliet style balcony to the rear, creating an ideal area to relax, whilst enjoying views of the fine bespoke oak staircase and private gardens. Situated off this space are the three double bedrooms including the impressive dual aspect principal bedroom with fitted wardrobe cupboards and luxurious en-suite shower room. The second guest bedroom is also complemented by fitted wardrobe cupboards and a further en-suite. The family bathroom serves bedroom 3 and completes the accommodation.

## Outside

To the front of the house is an area of block paving creating off road parking and access to the integral garage with electric roller door. The rear garden is simply stunning being stocked with an abundance of flowers, shrubs and trees, providing an excellent degree of privacy and a wonderfully quiet outdoor area for relaxing and entertaining.

## Location

The house occupies a delightful setting within one of the towns most sought after and quiet town centre locations. The market town, with its impressive produce market every Wednesday and Saturday, is nestled in the heart of Suffolk. It is known for the Abbey Gardens, a ruined abbey right in the town centre. Bury is a very popular destination for locals and tourists to the area. Visit the old side of the town to see the Cathedral in all its glory, the medieval quarter of the town and the Abbey Gardens itself, or browse the newer side of the town to discover its large assortment of shops, restaurants and entertainment centres.

## Directions

When leaving the town centre on foot, proceed along Garland Street and then right into School Hall Lane, where the property will be found on the left hand side.

- Extremely deceptive town house in fantastic town setting
- Remodelled to a particularly high standard
- Stunning private gardens
- Off road parking and garage
- Spacious reception hall with bespoke oak staircase
- Sitting room, dining room
- First floor sitting area/study with Juliet balcony
- Vaulted kitchen breakfast room, pantry, cloakroom
- Large 23ft dual aspect principal suite
- Two further double bedrooms, en-suite, family bathroom

## Services

All mains services are connected. Solar panels.

Council Tax: West Suffolk Band: E

Broadband speed: Up to 287 mbps available (Source Ofcom)

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

Flood Risk: Very Low Risk

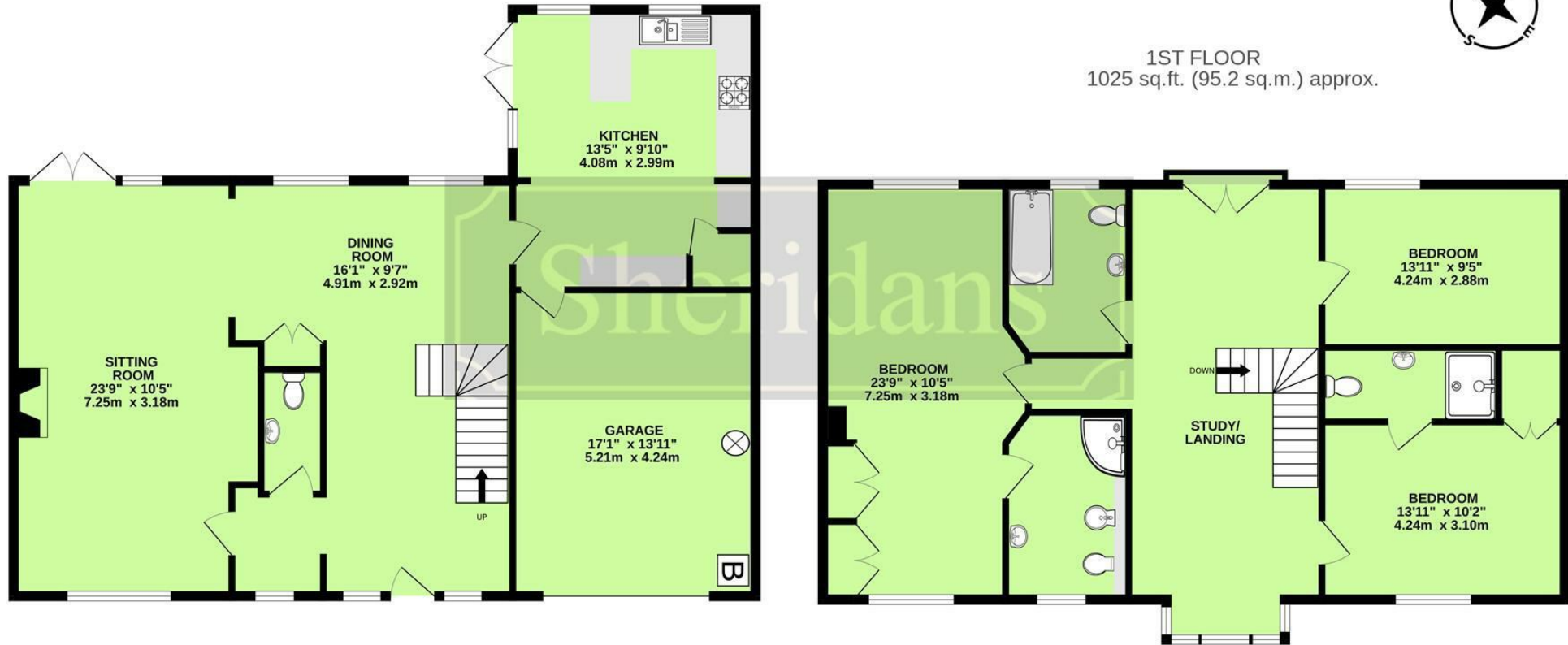


GROUND FLOOR  
1142 sq.ft. (106.1 sq.m.) approx.

TOTAL FLOOR AREA : 2167 sq.ft. (201.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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1ST FLOOR  
1025 sq.ft. (95.2 sq.m.) approx.



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 office: Sheridans Limited, 19 Langton Place, Bury St Edmunds, IP33 1NE

Registered in England No. 04461290  
VAT Number: 794 915 378



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