



## May Cottage

Heath Road | Hessett | Bury St. Edmunds | IP30 9BJ

FINE & COUNTRY  
fineandcountry.com™



# Heath Road

This beautifully renovated semi-detached cottage in the sought-after Suffolk village of Hessett combines modern style with a welcoming village setting. Inside, light-filled living spaces flow effortlessly, with a striking contemporary kitchen, spacious living room with bi-fold doors, and well-presented bedrooms complemented by stylish bathrooms. The interiors have been finished to a high standard, creating a home that feels both elegant and practical. Outside, off-road parking, an enclosed garden, and a generous patio provide the perfect setting for relaxing or entertaining, all within easy reach of countryside walks and local amenities.









# Step Inside

---

From the moment you enter the property, this home greets you with a sense of light, openness, and welcome. Sunlight spills through expansive windows, enhancing the feeling of space and warmth throughout. The main living room is a true haven, where soft blue walls and generous glazing create a calm, airy ambience. A charming wood-burning stove promises comfort on cooler evenings, while bi-folding doors open the room directly onto the patio, making summer entertaining a breeze and blurring the boundary between indoors and out. Adjoining the living space, a dedicated dining room, currently used as a bar offers the perfect setting for both everyday family meals and more formal gatherings. The kitchen itself is a striking blend of style and practicality. Crisp white cabinetry and gleaming black worktops provide a timeless base, while a vibrant splash of orange brings a lively, contemporary edge. Overhead skylights flood the room with daylight, creating an uplifting space for cooking, entertaining, or enjoying a quiet morning coffee. Integrated appliances and cleverly designed storage solutions keep the space beautifully uncluttered.

Upstairs, four well-proportioned bedrooms offer flexibility for family life, guests, or home working. The master bedroom is a standout feature — complete with built-in mirrored wardrobes that enhance the sense of space and light, plus a private ensuite finished to a high standard for a touch of luxury. The remaining bedrooms are neutrally styled and ready for personalisation, while the bathroom boast modern suites and elegant tiling.







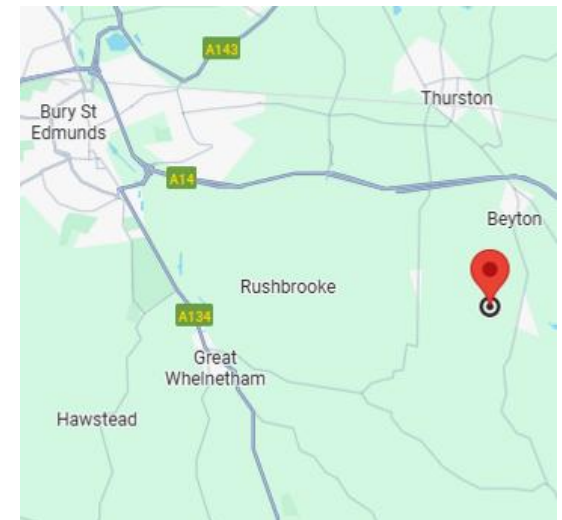
# Step Outside

Outside, the property enjoys a fully enclosed garden that offers both privacy and practicality. A generous patio provides the perfect setting for al fresco dining, summer barbecues, or simply unwinding with evening drinks beneath the stars. The garden is predominantly laid to lawn, framed by low-maintenance flower beds that add colour and charm without demanding extensive upkeep. To the front, off-road parking ensures everyday convenience, while the wooden panel fencing around the perimeter offers security and peace of mind — ideal for pet owners. A well-proportioned workshop sits neatly within the garden, providing excellent space for hobbies, storage, or DIY projects. For those who love to entertain, a second outdoor dining area beneath a wooden pergola creates a sheltered, atmospheric spot for gatherings in any season.



## Location

May Cottage is located on the outskirts of the village, enjoying open views across the surrounding fields. Hesselst is a quintessential Suffolk village, renowned for its tranquillity, strong sense of community, and access to picturesque countryside walks. The village features a historic 15th-century church, and an active village hall, while being approximately a 15-minute drive from the historic market town of Bury St Edmunds, offering a wide range of shops and excellent transport links.





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1380 ft<sup>2</sup>  
128.4 m<sup>2</sup>

Reduced headroom

6 ft<sup>2</sup>  
0.5 m<sup>2</sup>

(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.

GIRAFFE360

# Services

- Mains Water
- Mains Electric
- Mains Drainage
- Council Tax Band - C
- EPC – C
- Freehold

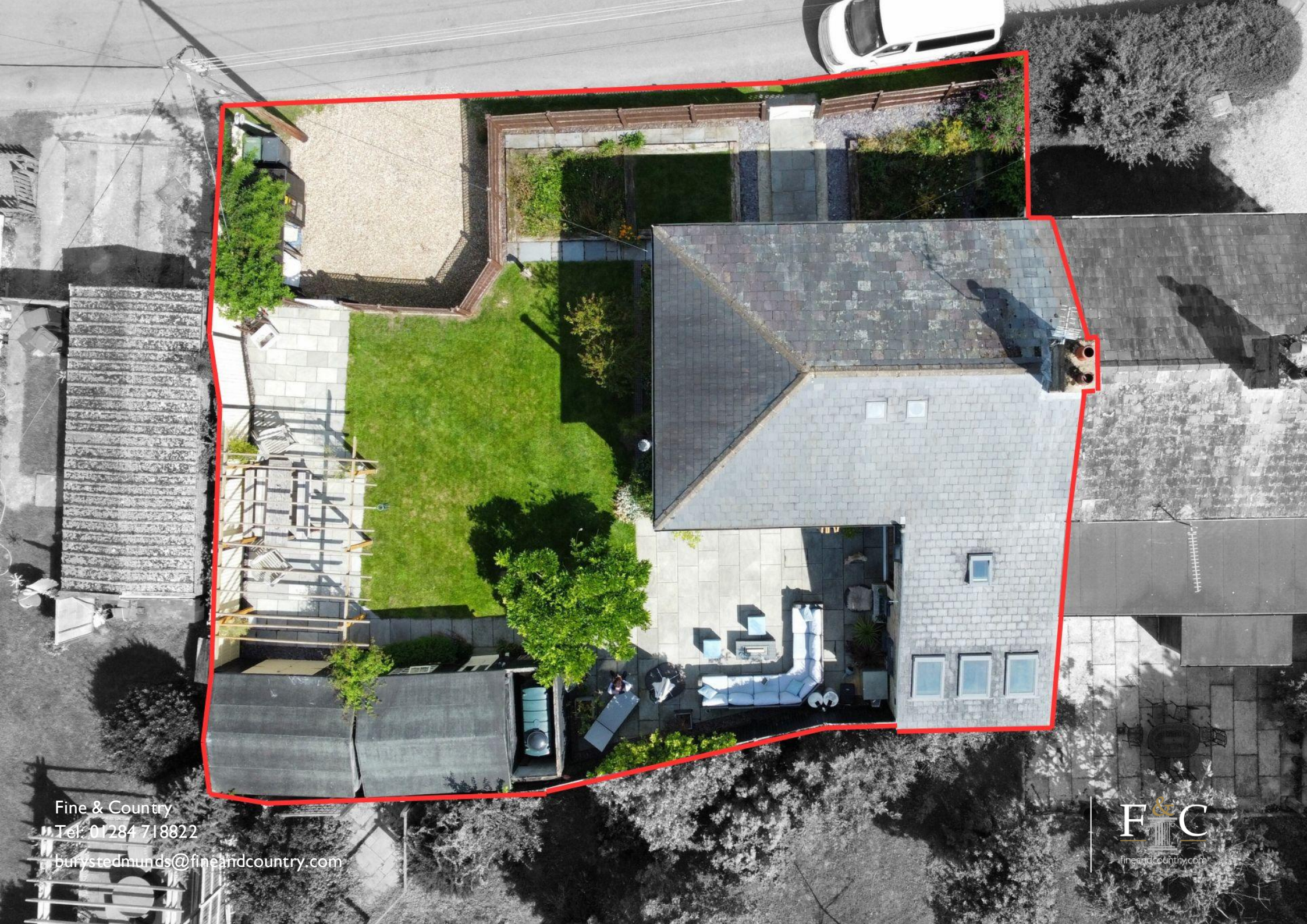
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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. In ternal 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:- Chiltern House, 36 High Street, Brandon, IP27 0AQ.







Fine & Country

Tel: 01284 718822

[bunystedmunds@fineandcountry.com](mailto:bunystedmunds@fineandcountry.com)

F&C  
fineandcountry.com