



DAVID
BURR

Ericius House

Hubbards Lane, Hesselton, IP30 9BG

An exceptionally spacious five-bedroom family home offering approximately 3,157 sq ft of versatile accommodation, six reception rooms, private gardens and a detached double garage, occupying a delightful setting on the outskirts of this highly regarded Mid Suffolk village.

Key Features



- Substantial detached family home extending to approximately 3,157 sq ft
- Delightful setting on the outskirts of a highly regarded village
- Five versatile reception rooms, ideal for family life and home working
- Impressive sitting room opening into a garden room/conservatory
- Beautifully fitted study/library and an additional home office
- Kitchen with adjoining breakfast area and separate utility room
- Five double bedrooms, including two with en-suite facilities
- Principal bedroom suite with dressing room and en-suite bathroom
- Established, enclosed gardens offering an excellent degree of privacy
- Generous driveway and detached double garage
- Convenient for Bury St Edmunds, the A14 and Thurston railway station
- No onward chain

Property Description

Ericius House is an exceptionally spacious and versatile detached family home, occupying a delightful position on the outskirts of the highly regarded Mid Suffolk village of Hessel.

Providing approximately 3,157 sq ft of accommodation, the property offers an unusual degree of flexibility, with six reception rooms that can be adapted to suit the changing requirements of family life. The impressive proportions are complemented by established, enclosed gardens, generous parking and a detached double garage.

The particularly welcoming entrance hall immediately gives a sense of the space within the house, with a staircase rising to a galleried first-floor landing.

At the heart of the home is a substantial sitting room, measuring approximately 21 feet in length and featuring a central fireplace. Double doors open into a light-filled garden room/conservatory, creating a wonderful space from which to enjoy the outlook across the gardens.



Property Description

One of the property's most memorable rooms is the beautifully fitted study/library. Bespoke-style shelving and storage extend around much of the room, making this an ideal retreat, reading room or impressive workspace. A separate office provides further space for those working from home.

The kitchen is fitted with an extensive range of cabinetry and opens into an adjoining breakfast area with doors leading towards the sitting room. A separate dining room provides a more formal entertaining space, while a utility room offers practical storage and laundry facilities with access to the garden.

Completing the ground-floor accommodation is a gym, although this room could work equally well as a playroom, hobbies room or additional home office. There is also a ground-floor cloakroom.

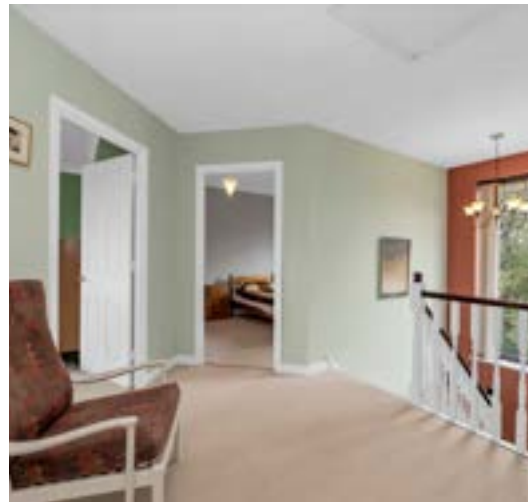
The generous first-floor landing connects five double bedrooms and provides an attractive open aspect over the entrance hall below.



Bedrooms & Bathrooms

The generous first-floor landing connects five double bedrooms and provides an attractive open aspect over the entrance hall below.

The principal bedroom is particularly spacious and benefits from its own dressing room and a substantial en-suite bathroom with both a bath and separate shower. A further double bedroom has an en-suite shower room, while the remaining three bedrooms are served by the family bathroom.



Outside

Ericius House is approached across a broad block-paved driveway, providing generous off-road parking and access to the detached double garage.

The established gardens are enclosed and enjoy an excellent degree of privacy and seclusion. Immediately adjoining the house are paved and brick-edged terraces, providing ample room for outdoor dining, entertaining and seating.

The garden room, breakfast area and utility room all provide convenient access to the outside space, creating a particularly strong connection between the house and garden. Mature trees, shrubs and established boundary planting contribute to the wonderfully private setting.

The detached double garage measures approximately 18'1" x 17'10" and offers secure parking together with useful storage.



Location

Hessett is an attractive and well-regarded Mid Suffolk village surrounded by gently rolling countryside, yet conveniently positioned for Bury St Edmunds and the A14.

The village has an active community centred around its church and village hall, while a wider range of everyday amenities can be found in the nearby villages of Thurston and Woolpit. These include shops, schools, public houses, healthcare facilities and recreational amenities.

The historic market town of Bury St Edmunds is only a few miles away and provides an extensive selection of shopping, educational and cultural facilities, together with restaurants, caf  s, the Theatre Royal and Abbey Gardens.

Thurston railway station offers regular services towards Bury St Edmunds and Ipswich, with connections from Ipswich to London Liverpool Street. Road links are equally convenient, with the nearby A14 providing access towards Cambridge, Ipswich and the wider East Anglian region. Greater Anglia



Floorplan



TOTAL: 3157 sq. ft, 293 m2
GROUND FLOOR: 1759 sq. ft, 163 m2, FIRST FLOOR: 1398 sq. ft, 130 m2
EXCLUDED AREAS: DOUBLE GARAGE: 323 sq. ft, 30 m2, UTILITY: 97 sq. ft, 9 m2, FIREPLACE: 12 sq. ft, 1 m2,
OPEN TO BELOW: 19 sq. ft, 2 m2, LOW CEILING: 4 sq. ft, 0 m2, WALLS: 251 sq. ft, 23 m2

All Measurements Are Approximate. This Floor Plan is a Guide Only. Produced By Epcos.

Property information

Mid Suffolk District Council - G

EPC Rating: TBC

Tenure: Freehold

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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