



50 Hardwick Lane, Bury St. Edmunds

Sheridans



50 Hardwick Lane, Bury St. Edmunds, IP33 2RB

A distinguished and beautifully presented detached house, standing within generous, mature gardens in this highly regarded setting on Hardwick Lane. All in .7 of an acre.

Set back behind a wide gravel drive and framed by established trees that create a lovely private setting, the property offers an impressive level of accommodation extending to approximately 2,785 sq. ft., arranged to provide versatile, free-flowing family spaces alongside more intimate reception rooms. Built in the 1930s in a traditional style with mellow brick elevations and a handsome tiled roof, the house enjoys a wonderful sense of privacy, complemented by delightful wraparound gardens.

The accommodation currently comprises, in brief, a welcoming, light-filled reception hall with staircase rising to the first floor and door to the cloakroom. The lounge is a beautifully proportioned triple-aspect room with large windows overlooking the gardens, flooding the space with natural light. A central fireplace with tasteful surround creates an attractive focal point, while double doors open directly into the conservatory, providing excellent flow for entertaining and offering uninterrupted views across the gardens.

The dining room is an ideal reception space for entertaining, with French doors to the garden, while the sitting room provides a more relaxing setting with a fireplace and windows overlooking the grounds.

The kitchen/breakfast room is an impressive, spacious area, beautifully fitted with bespoke cabinetry, granite worksurfaces and a central island. Integrated appliances, extensive storage and dual-aspect windows enhance the sense of light. Doors open to both the garden and the utility room, which offers additional cabinetry.

The first-floor landing leads to four double bedrooms, each enjoying pleasant outlooks over the surrounding gardens. The principal bedroom is a large, light-filled room with fitted wardrobes and an attractively appointed en-suite shower room. Bedroom two is another generous double with access to a private en-suite bathroom. Bedrooms three and four are both well proportioned with views across the grounds. The family bathroom, serving the additional bedrooms, features stylish sanitaryware and generous storage.

Garden & Grounds

The property enjoys a wonderfully private plot with mature hedging, lawns, colourful borders and specimen trees. A charming seating pergola creates a tranquil place to enjoy the garden. To the front, a broad gravel driveway provides ample parking and leads to the detached double garage. Sweeping lawns extend around the house, creating an idyllic setting that feels both secluded and open - perfect for families and those who enjoy outdoor living.

Setting

Hardwick Lane is one of the most desirable areas within the town and is highly convenient for access to West Suffolk Hospital and the town centre. The property is close to well-regarded schools, sports facilities, uniquely independent shops, well-known high-street stores, beautiful parks, cinemas, theatres and restaurants for which the town is famously known as the "jewel in the crown of Suffolk." The house is near everything that gives Bury its distinct reputation for blending the best of old and new, with its rich history and broad range of venues for dining, shopping and relaxing. These include the impressive fresh-produce market held every Wednesday and Saturday. The town is renowned for its beautiful Cathedral and the leafy, floral Abbey Gardens with its striking medieval ruins - all just a short stroll from the colourful boutiques and café culture of the town centre.

It is easy to see why people choose to settle in Bury and make it their home. The property is close to excellent rail and road links, making London and Cambridge easily commutable and providing access to the exceptional range of town, countryside and coastal destinations across East Anglia. For international travel, Stansted Airport is approximately an hour's door-to-door journey from the house.

Services

All mains services are connected. Gas fired radiator central heating.

Council West Suffolk Tax Band F

Broadband speed: Up to 1800 mbps available (Source Ofcom)

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

Flood Risk: Low Risk (Source Gov.uk)

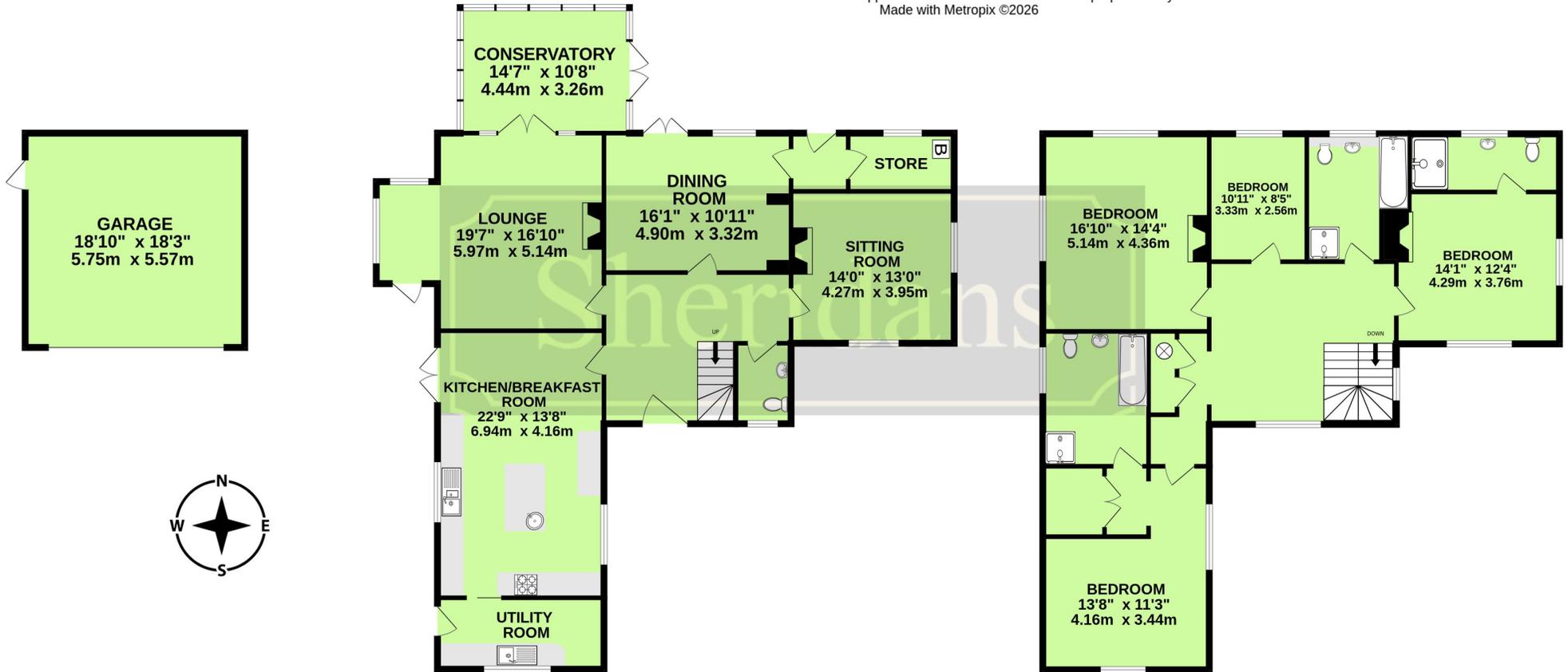


GROUND FLOOR

1ST FLOOR

TOTAL FLOOR AREA : 2788sq.ft. (259.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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