



Hoggs Lane, Bury St. Edmunds

Sheridans



# Hoggs Lane, Bury St. Edmunds IP32 6BB

Guide Price £225,000

Individual building plot with full planning permission granted for contemporary single storey dwelling in tucked away no through lane setting within a 10 minute walk to the town centre.

Full planning permission granted in 2024 (planning application ref DC/24/0153/FUL) for one dwelling linked to existing brick built former stable building with access from track (Hoggs Lane) linked to Avenue Approach.

The stylish accommodation will extend to 1375 sqft (plus 660 sqft former stable building) and will comprises an entrance hall, sitting room, kitchen breakfast room opening into a snug, utility, study, three bedrooms, en-suite shower and family bathroom. Outside there is ample off road parking and south west facing gardens.

## Location

The plot enjoys a tucked away setting down a no-through lane known as Hoggs Lane, just off the well regarded setting of Avenue Approach and Northgate Avenue, situated within easy reach of the town centre and the excellent range of schooling, shopping, recreational and cultural facilities. Bury St Edmunds is a picturesque, thriving market town which brings together the old and the new. The town boasts a great collection of venues for eating, drinking, shopping, and relaxing, making it a great place to live, work, visit and study.

## Directions

When proceeding up Avenue Approach from the direction of Fornham Road, the entrance to Hoggs Lane leading to the building plot, will be found towards the top of the road on the left hand side.

- Individual building plot in quiet tucked away town setting
- Full planning permission granted for stylish 1375 sqft bungalow
- South west facing gardens

## Services

Services not connected.



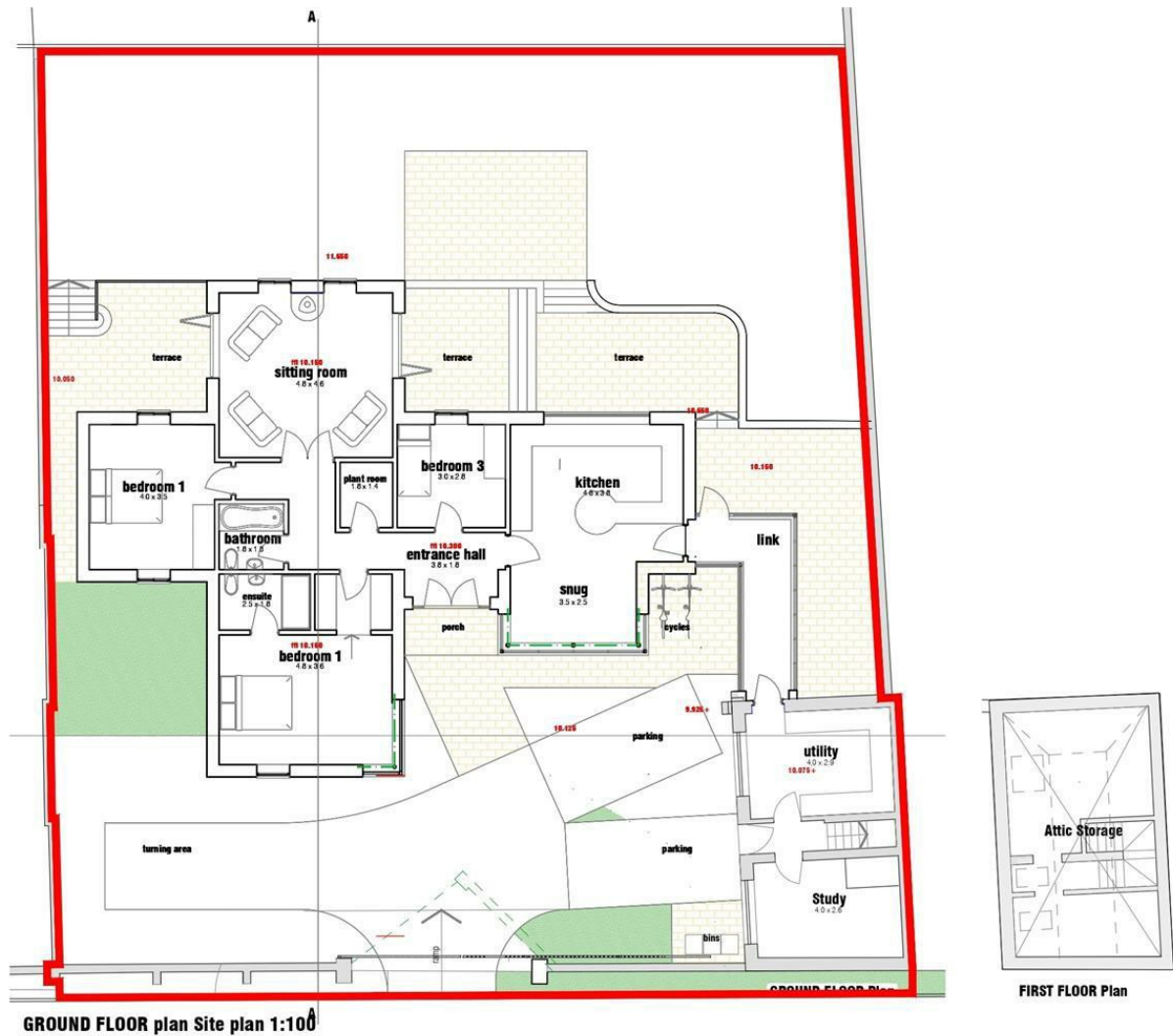
NORTH EAST elevation inside boundary wall



SOUTH EAST elevation



WEST elevation



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**

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