



Holden Road, Lackford, Bury St. Edmunds

Sheridans



Holden Road, Lackford, Bury St. Edmunds IP28 6HZ

Guide Price £385,000

Well-positioned four-bedroom detached house in a quiet close, enjoying fabulous rear views across open countryside and the magnificent Lackford Lakes.

Built of traditional brick construction with a rendered front façade beneath a tiled roof, this well-presented detached house enjoys a lovely quiet setting, within a stone's throw of countryside walks and conveniently positioned for Bury St Edmunds, Newmarket, and access to Cambridge.

Benefitting from oil-fired radiator central heating, double glazing, and no onward chain, the accommodation currently comprises, in brief, an entrance hall with stairs rising to the first floor and a door to the cloakroom.

The dual-aspect sitting room is a comfortable reception space with a fireplace and an opening through to the separate dining room, which has a door and large window overlooking the rear gardens. The kitchen is fitted with a range of units providing plenty of drawer and cupboard space beneath preparation surfaces, with space for appliances, an oil-fired boiler, a window to the front, and a door to the side.

On the first floor, the landing leads to four comfortable bedrooms, served by the family bathroom. All bedrooms have fitted wardrobes and, of particular note, the two rear bedrooms afford wonderful far-reaching views across open countryside towards Lackford Lakes.

Outside

To the front of the house are areas of well-stocked gardens with a pathway leading to the front entrance door. A shared driveway provides off-road parking and leads to garaging extending to 28 ft in length, with an oil tank and greenhouse to the rear. The rear gardens are mostly laid to lawn with shrub and flower borders and include two terraces, creating ideal areas for outdoor entertaining and al fresco dining. Gated access (across a footpath) leads to a small meadow/extra garden, affording incredible views across the wonderful wildlife area and open countryside.

Location

The house enjoys a delightful setting towards the end of a quiet close, affording stunning views to the rear across open countryside, a beautiful wildlife area, and Lackford Lakes. Lackford is a pretty village situated approximately 7.2 miles from the historic market town of Bury St Edmunds and the excellent range of facilities this beautiful market town has to offer. The village also provides excellent access to Newmarket and Cambridge.

Directions

When entering Lackford from the direction of Bury St Edmunds along the A1101. Turn right into Old Bury Road and then right again into Holden Road, where the house will be found towards the end of the close on the left hand side.

- Detached family home in quiet close setting
- Front and rear gardens
- Small meadow backing onto open countryside and wildlife area
- Off road parking for up to 4 cars, 28ft garaging
- Conveniently positioned village for Bury St Edmunds, Newmarket and Cambridge
- Dual aspect sitting room with fireplace
- Fitted kitchen, separate dining room
- Four bedrooms with fitted wardrobes and some having far reaching countryside views
- Family bathroom
- No onward chain

Services

Mains electricity, water and drainage are connected. Oil fired radiator central heating. (Central heating boiler understood to have been fitted only 1 year ago (not tested). No onward chain.

Council Tax: West Suffolk Band: D

Broadband speed: Up to 68 mbps available (Source Ofcom)

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

Flood Risk: Very Low Risk (Source gov.uk)

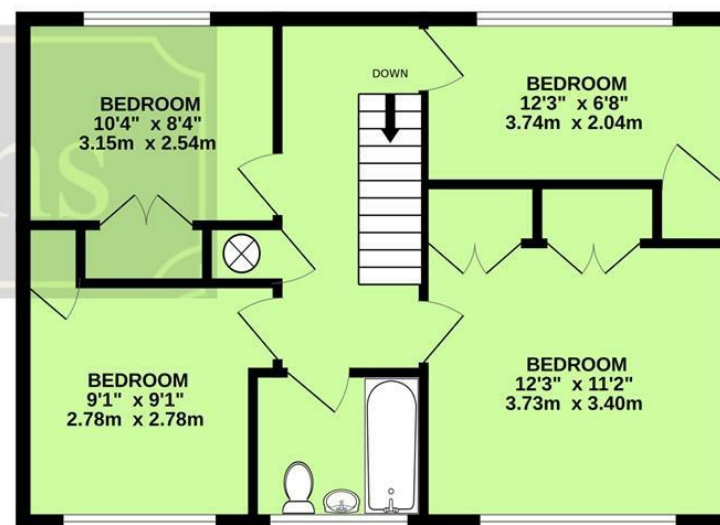
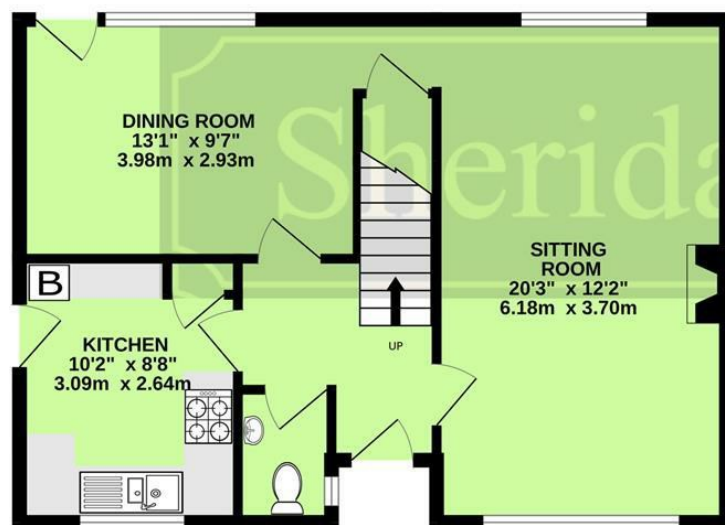




TOTAL FLOOR AREA : 1163sq.ft. (108.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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GROUND FLOOR

1ST FLOOR



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.

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