



Townlane Road, Bury St. Edmunds

Sheridans







# Townlane Road, Bury St. Edmunds IP33 2TE

Guide Price £395,000

A much improved four bedroomed detached house providing beautifully presented accommodation, with well-tendered gardens situated within a stones throw of Hardwick Heath.

Understood to have been built about 45 years ago and greatly improved and modernised in more recent years, this impressive detached family home provides a deceptive level of beautifully presented accommodation possessing a bright and airy atmosphere. The house enjoys a delightful, setting within a small no-through close within a stones throw of the magnificent Hardwick Heath and West Suffolk Hospital.

Benefitting from gas fired radiator central heating and double glazing, the accommodation currently in brief comprises of an entrance hall with stairs off to first floor with under-stairs cupboard and doors to the cloakroom and to a useful study/home office with range of fitted cupboards and window to front. The spacious sitting room is a comfortable reception with French doors opening to the rear gardens and folding doors opening to the superb kitchen/dining room which has recently been remodelled and refitted with a smart new kitchen with plenty of draw and cupboard space beneath preparation surfaces with concealed mood lighting and complemented by built-in appliances. This spacious room also has sliding glass doors to the gardens and a door leading to the garage with gas fired boiler and door to side.

Stairs lead from the entrance hall to the first floor and to the landing which leads to the four comfortable bedrooms (most with fitted wardrobe cupboards) and a family bathroom with bath and separate shower enclosure completes the accommodation.

## Outside

To the front is a generous brick weave driveway providing ample off road parking and access to the integral garage. Side access leads to the rear with well-tendered garden, stocked with an abundance of flowering plants, shrubs and maturing trees. The gardens are mostly laid to lawn and enclosed by fencing.

## Location

The property is perfectly situated in a quiet area within approximately a 30 minute walk of the historic town centre. It is close to well-regarded schools and sports facilities, uniquely independent shops, well known high street stores, the beautiful parks, cinemas, theatres and restaurants for which the town is famously known as the 'jewel in the crown of Suffolk'. The house is close to everything that gives Bury its distinct reputation for bringing together the best of old and new, with its rich history and its broad range of venues for dining, shopping and relaxing. These include an impressive fresh produce market every Wednesday and Saturday and the famous burgeoning Christmas market which features artisans, world cuisine stalls, Victorian funfair attractions and a carol service. The town is renowned for its beautiful Cathedral and for the leafy and floral Abbey Gardens with its impressive medieval ruins, all just a short stroll down from the colourful boutiques and cafe culture of the town centre.

This property is close to the excellent rail and road networks which make London and Cambridge easily commutable, along with giving access to the fine range of town, country and coastal destinations of East Anglia. Additionally, for international destinations, Stansted Airport is only about an hour's door-to-door journey from the house.

- Popular town location close to Hardwick Heath
- Ample vehicle parking, garage
- Beautifully presented accommodation
- Superb newly fitted kitchen/dining room
- Spacious sitting room
- Study
- Four generous bedrooms
- Family bathroom
- Well-tendered gardens
- Internal viewing essential

## Directions

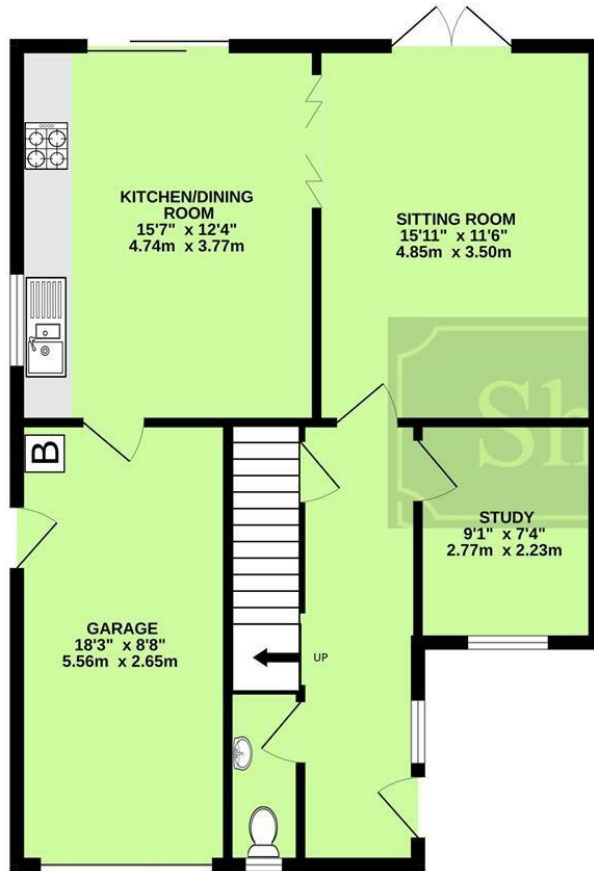
From the direction of the town centre and Hardwick Lane, turn into Home Farm Lane which continues into Mayfield Road. Follow the road and turn right into Hickling Drive and then left into Townlane Road, where the house will be found on the left-hand side.

## Services

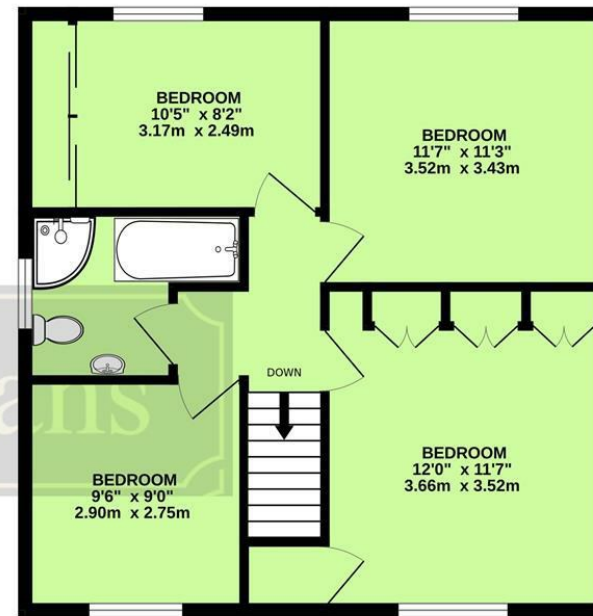
All mains services are connected. Council tax band D. EPC Rating: C.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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