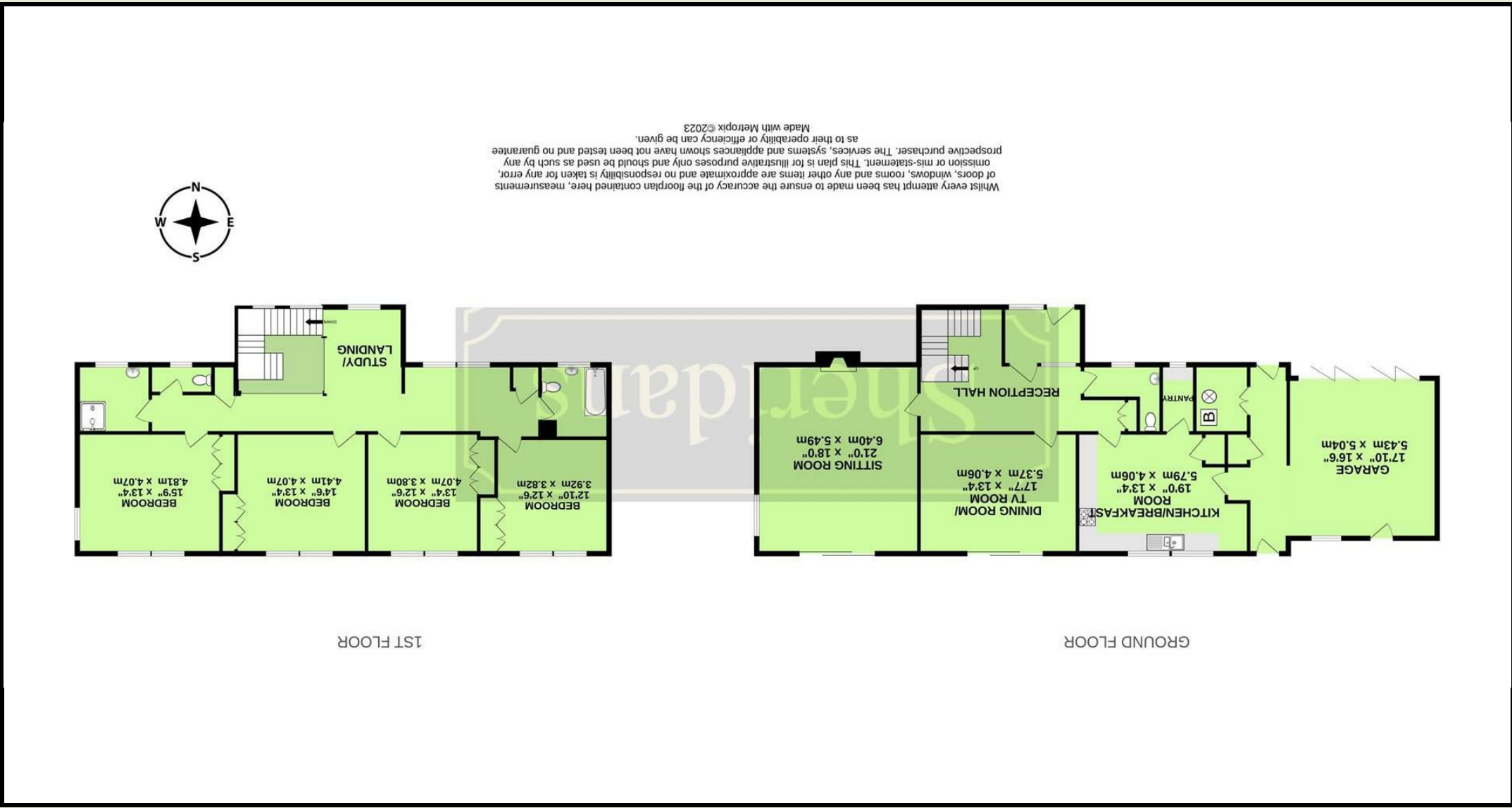




Hardwick Lane, Bury St. Edmunds



SOLD



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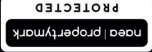
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## Hardwick Lane, Bury St. Edmunds IP33 2RB

Guide Price £875,000

A substantial detached house standing within large private gardens enjoying one of the finest settings within the town. All in just over half an acre.

Understood to have been built approximately seventy years ago of traditional brick construction beneath a tiled roof-line, 51 Hardwick Lane is an impressive family home offering beautifully proportioned rooms possessing a light and airy atmosphere, complemented by original features such as an oak staircase and a fine stone fireplace in the main reception room, further enhanced by fabulous gardens backing directly onto Hardwick Heath.

Offered with no onward chain and benefitting from gas fired radiator central heating, the spacious accommodation extends to more than 2500 sqft and currently in brief comprises of an entrance door opening to an entrance hall leading through to the main reception hall, creating an area of great first impression with a feeling of space and original features including a fine oak staircase and cloakroom with hanging space for coats. The sitting room is a spacious reception room with window to side, glass doors opening to rear gardens and a fireplace with stove and original stone surround, the separate dining room is an ideal reception for entertaining and glass doors open to the rear gardens. The well-equipped kitchen breakfast room is fitted with an extensive range of units providing plenty of drawer and cupboard space beneath preparation surfaces and complemented by built-in appliances including ovens, microwave, dishwasher, hob and extractor. There is a window overlooking the rear gardens and doors to the garaging and useful walk in pantry.

The fine oak staircase leads to the first floor and to the large galleried landing creating a superb space ideal as a study/library with two built-in cupboards and two windows overlooking front gardens. The landing leads to the four spacious double bedrooms all offering stunning views across the gardens and Hardwick Heath and which are served by a family bathroom, shower room and separate WC, completing the accommodation.

**Outside**  
The house is approached along an expansive circular driveway providing

plenty of vehicle parking, turning space and access to the adjoining double garaging. To the front are well-stocked gardens, screened by a variety of mature trees and a double hedge giving a good deal of privacy. The south facing rear gardens are a particular feature, being mostly laid to lawn and stocked with an abundance of mature trees, shrubs and flowering plants, whilst providing a high level of seclusion and privacy. Beautifully maintained hedging borders two sides and the rear boundary directly backs onto the magnificent Hardwick Heath.

**Location**  
Hardwick Lane is one of the most desirable areas within the town and is very convenient for access to the West Suffolk Hospital and town centre. The property backs directly onto the magnificent Hardwick Heath and 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. 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.

It is easy to see why people want to settle in Bury and make it their home. 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.

**Directions**  
From the town centre proceed west along Westgate Street and into Out Westgate. Turn left at the traffic lights into Vinery Road. Proceed up the hill and continue into Hardwick Lane, passing the entrance to the West Suffolk Hospital, and the driveway leading to the house will be found a short distance further on the right hand side.

- One of the best settings within the town
- Large south facing private grounds backing directly onto Hardwick Heath
- Expansive circular driveway, double garaging
- Reception hall with oak staircase / Oak flooring throughout, except kitchen
- Sitting room with stone fireplace
- Dining room/TV room
- Kitchen/breakfast room
- Four spacious bedrooms, galleried landing
- Two bathrooms
- Ideal family home in a splendid town location

### Services

All mains services are connected. Council tax band G. EPC Rating: D  
No onward chain.

