



DAVID
BURR

**84 Hardwick Lane,
Bury St. Edmunds, Suffolk.**



84 Hardwick Lane, Bury St. Edmunds, Suffolk.

Location: The Cathedral town of Bury St Edmunds lies in West Suffolk at the heart of East Anglia, famous for its Benedictine Abbey. The town has extensive facilities and amenities to cater for all walks of life and has exceptional transport links.

- Significantly improved by the current owners
- Stone's throw from West Suffolk Hospital
- Vaulted Kitchen/Dining room
- Sitting room with log-burner
- Up to 5 bedrooms if desired
- Immaculate presentation by the current owners
- Grounds of approximately 0.3 acres
- Garage
- Large sweeping driveway
- Ample off-road parking
- Walking distance of amenities

An exceptional detached bungalow which has been significantly improved/extended in recent years, while occupying generous grounds of approximately 0.3 acres.



LOCATION

Hardwick Lane is a particularly desirable address in Bury St Edmunds, a stone's throw from West Suffolk Hospital, combining convenient access to the town centre. Residents benefit from excellent local amenities, independent shops, cafés, restaurants and leisure facilities, alongside good road links.

THE PROPERTY

This impressive detached bungalow has been finished to an excellent standard, offering spacious and versatile accommodation ideally suited to modern family living. The property provides four generous double bedrooms, complemented by beautifully appointed reception and living spaces.

At the heart of the home is a superb open-plan kitchen/dining/living room, creating an inviting and sociable space for both everyday life and entertaining. The kitchen features high-specification units and quality worksurfaces with a stunning vaulted dining area overlooking the gardens, while a log burner provides a warm and welcoming focal point to the living area. A separate utility room provides practical additional space.

The accommodation also includes a comfortable sitting room, a useful cloakroom and a particularly spacious entrance hall, creating an impressive first impression on arrival. The family bathroom is finished to a high standard and serves the additional bedrooms.

The principal bedroom is a particularly appealing feature, incorporating a cleverly designed 'secret ensuite', discreetly concealed behind wardrobe doors to create a stylish and private retreat.

Throughout, the bungalow combines generous proportions with a high level of finish and thoughtful design, providing a home that is both practical and exceptionally comfortable. The single-storey layout further enhances its appeal, offering easy and flexible living without compromising on space or quality.

POSTCODE: IP33 2RA

WHAT3WORDS: ///nets.throwaway.digital

LOCAL AUTHORITY: West Suffolk Council: 01284 763233.

COUNCIL TAX: Band E – currently £2741.

IMPORTANT AGENTS NOTES: The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

VIEWING: Strictly by prior appointment only through DAVID BURR – (01284) 725525.



Material Information

SERVICES: Main water, drainage and electricity and are connected. Gas heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: D

PROPERTY POSTCODE: IP33 2RA

TENURE: Freehold.

CONSTRUCTION TYPE: Brick.

COMMUNICATION SERVICES: Broadband Speed: Up to 5500 Mbps (source Ofcom).

Mobile Coverage: EE, Three, 02 and Vodafone – outdoor, likely/good. (source Ofcom).

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: Not aware of any.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: New West Suffolk Hospital.

ASBESTOS/CLADDING: Not aware of any.

RESTRICTIONS ON USE OR COVENANTS: Not aware of any.

FLOOD RISK: Not aware of any.

ACCESSIBILITY ADAPTIONS: None.

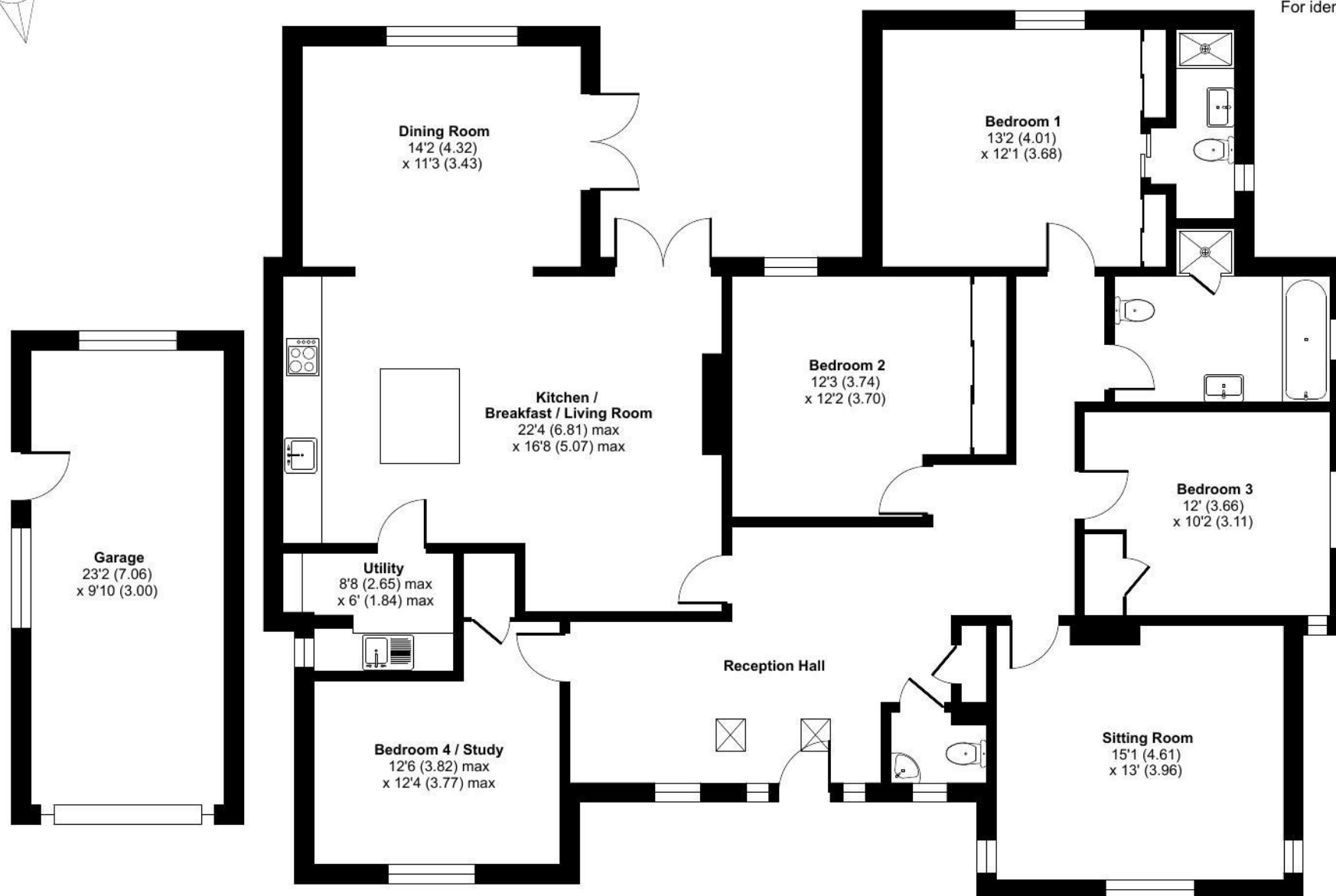
Hardwick Lane, Bury St. Edmunds, IP33

Approximate Area = 1853 sq ft / 172.1 sq m

Garage = 228 sq ft / 21.1 sq m

Total = 2081 sq ft / 193.2 sq m

For identification only - Not to scale



GROUND FLOOR





