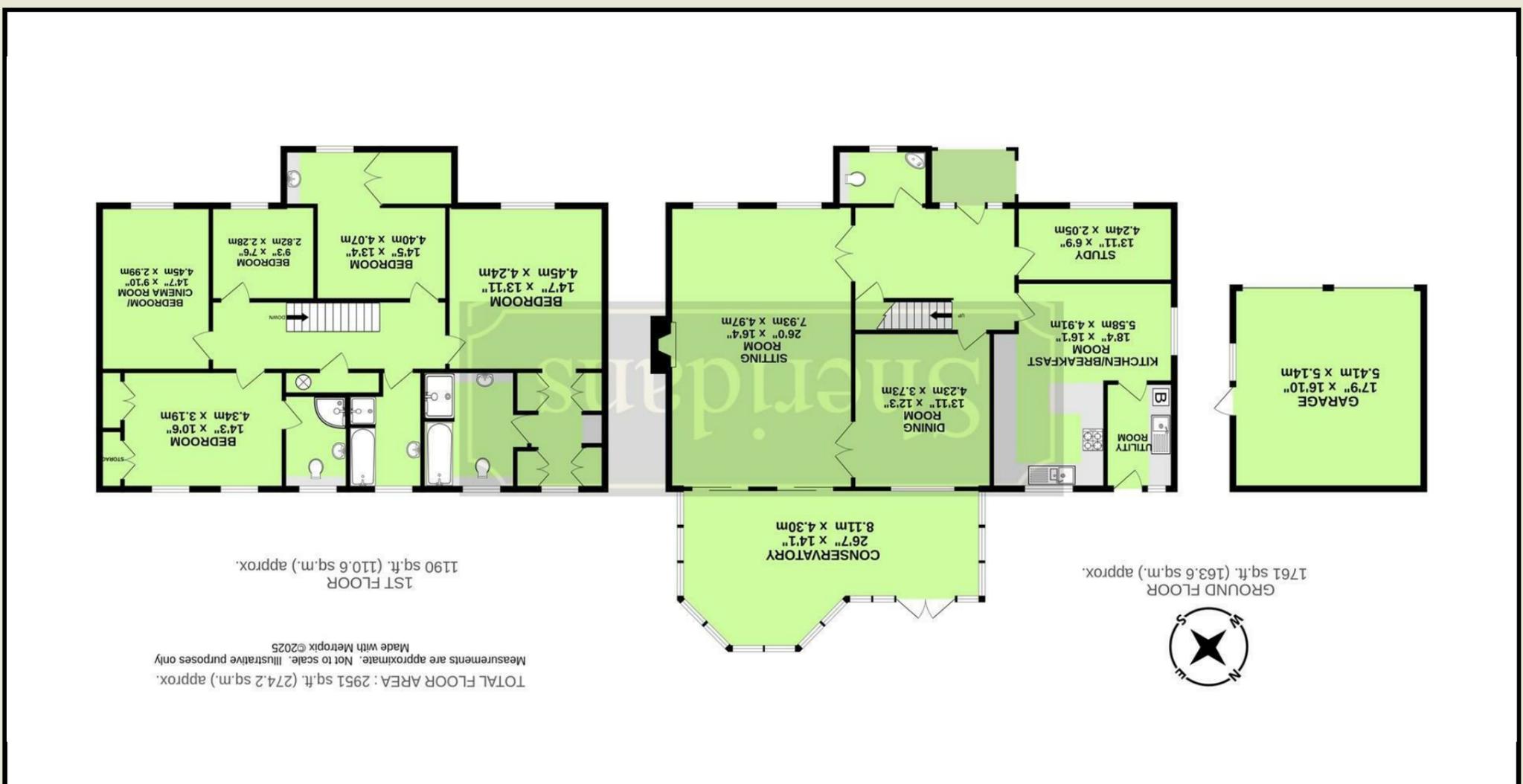


These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.





Hubbards Lane, Hessett, Bury St. Edmunds IP30 9BG

Guide Price £650,000

Substantial five-bedroom detached family home with mature, well-tended gardens, countryside views, and a peaceful no-through lane setting.

The property has remained in the same ownership for many years and features generously proportioned rooms, attractive views over open countryside to the front, and delightful, mature gardens offering a high degree of privacy to the sides and rear.

Built in 1992 of traditional brick construction, beneath a tiled roof, offers well-maintained accommodation spread over two floors extending to just under 3,000 sqft. The house benefits from gas-fired radiator central heating and double glazing throughout.

The rose-surrounded front porch opens into a spacious entrance hall on the ground floor with stairs to the first floor, an understairs cupboard, and a downstairs toilet.

From the impressive entrance hall, double doors open into a large, bright 26ft dual-aspect sitting room with fireplace. Double patio doors then open into the large conservatory added in 2002. Ideal for entertaining, which overlooks the beautiful rear garden with mature trees, well-tended flower beds and a pond.

Double doors lead from the spacious sitting room into the separate formal dining room.

The upgraded large kitchen/breakfast room is fitted with an extensive range of storage units, granite worktops, and integrated appliances. There is a separate utility/ boot-room located off the kitchen, with direct access out to the garden.

A front-aspect bright study room completes the ground floor.

Upstairs, the landing gives access to five generously sized bedrooms. The principal bedroom includes a large dressing room with fitted wardrobes and an en-suite bathroom featuring both a bath and separate shower.

Bedroom two also benefits from fitted wardrobes and its own en-suite shower room. Bedroom three includes a fitted vanity unit with basin and built-in cupboard, while bedroom four has been converted into a home cinema with a 7ft screen and surround sound. The principal bedroom, along with bedrooms three, four (cinema room), and five, all enjoy countryside views to the front.

A recently remodelled family bathroom completes the first-floor accommodation, with a free-standing shower and separate bathtub.

Outside

The property is approached via a herringbone-pattern brick driveway, providing parking for up to four vehicles and access to a detached double garage. The front garden is attractively planted with

mature rose bushes around the entrance porch and a variety of seasonal flowering plants.

Gated access leads to the private rear garden, which is thoughtfully planted with an abundance of established shrubs, trees, and well-stocked flower borders. A pond and several seating areas create a peaceful and secluded setting, ideal for families or keen gardeners. A timber shed is tucked away in a separate area beside the garage, out of sight from the main garden, with ample space available should a larger shed, workshop or additional storage be desired.

Location

Hubbards Lane is a quiet no-through road in the attractive village of Hessett, surrounded by open countryside and farmland. The village is located just south of the A14, offering convenient road access to Bury St Edmunds, Ipswich, Cambridge, and the wider motorway network.

Nearby Thurston offers a wide range of local amenities including shops, schools, and a train station with regular services to Bury St Edmunds, Ipswich, and beyond. The historic market town of Bury St Edmunds, approximately 7.5 miles to the west, provides an excellent selection of restaurants, retail outlets, leisure facilities, and schooling options.

Hessett itself is a peaceful and friendly village with a strong sense of community, a village green, and a playing field, ideal for families or those seeking a quieter pace of life while remaining well-connected.

Directions

From Beyton, proceed towards Hessett. Turn left into Hubbards Lane, and the entrance to the property will be found a short distance along on the left-hand side.

Services

All mains services are connected. Gas fired radiator central heating.

Council tax band: Mid Suffolk - G

Broadband speed: Up to 56 mbps available (Source Ofcom)

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

Flood Risk: Very low risk (Source gov.uk)

- Substantial 3000 sqft family home in delightful setting
- Parking for up to 4 cars, double garaging
- Delightful well stocked gardens providing a good degree of privacy
- Views to the front across farmland and countryside
- Conveniently positioned village for access to Bury St Edmunds
- Large reception hall, cloakroom
- Sitting room, dining room, 26ft conservatory
- Refitted kitchen breakfast room, utility
- Principal bedroom, dressing room, en-suite bathroom
- 4 remaining bedrooms including cinema room, en-suite shower, upgraded family bathroom

