



Home Farm Lane, Bury St. Edmunds

Sheridans



Substantial detached family home situated in a highly regarded town location with Hardwick Heath and countryside walks right on the doorstep.

Built approximately 50 years ago and much improved in more recent years, this splendid house is ideal for a family and displays many attractive features throughout. The house has been updated for the current owners and offers light and airy accommodation extending to approximately 2700 sqft.

The accommodation currently in brief comprises a spacious reception hall with a fine central staircase off to first floor and door to a cloakroom. The dining room is a particularly spacious and versatile reception room with large window to front and the comfortable triple aspect sitting room with fireplace and French doors to rear gardens. The well equipped kitchen breakfast/family room, has been re-fitted with a modern kitchen providing plenty of drawer and cupboard space, complemented by built in appliances, central island and French doors to rear gardens. The separate utility room leads to the useful "front to back" covered side passage with door to the gym/home office and double garage.

On the first floor, the large landing with double airing cupboard and access to large loft space, leads to the five generous bedrooms including the spacious principal bedroom with upgraded en-suite bathroom with bath and separate shower enclosure. The remaining four bedrooms are served by the family bathroom including a bath and separate shower, completing the accommodation.

## Outside

The house is approached along a driveway providing extensive vehicle parking, turning space and access to double garaging. To the front and sides are neatly maintained lawned gardens. Access leads to the rear gardens which are mostly laid to lawn and include a large paved terrace, ideal for out door entertaining and al-fresco dining.

## Location

The property is perfectly situated in an extremely quiet and highly regarded town location with delightful countryside walks and Hardwick Heath with the West Suffolk Hospital right on the doorstep. The house 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 mediæval 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.

- Spacious family home in highly regarded town location
- Generous gardens, extensive vehicle parking and double garaging
- Quite no through road setting only a stones throw from countryside walks and Hardwick Heath
- Spacious reception hall with central staircase
- Triple aspect sitting room with fireplace
- Dining room
- Well equipped kitchen breakfast/family room
- Utility, cloakroom
- Principal bedroom with en-suite bathroom
- Four remaining bedrooms, family bathroom

## Directions

When entering Home Farm Lane from the direction of the town centre, follow the road almost to the end and the driveway leading to the property will be found on the right hand side.

## Services

Mains electricity, water and drainage. Gas fired radiator central heating.

Council Tax: West Suffolk Band: G

Broadband speed: Up to 1000 mbps available (Source Ofcom)

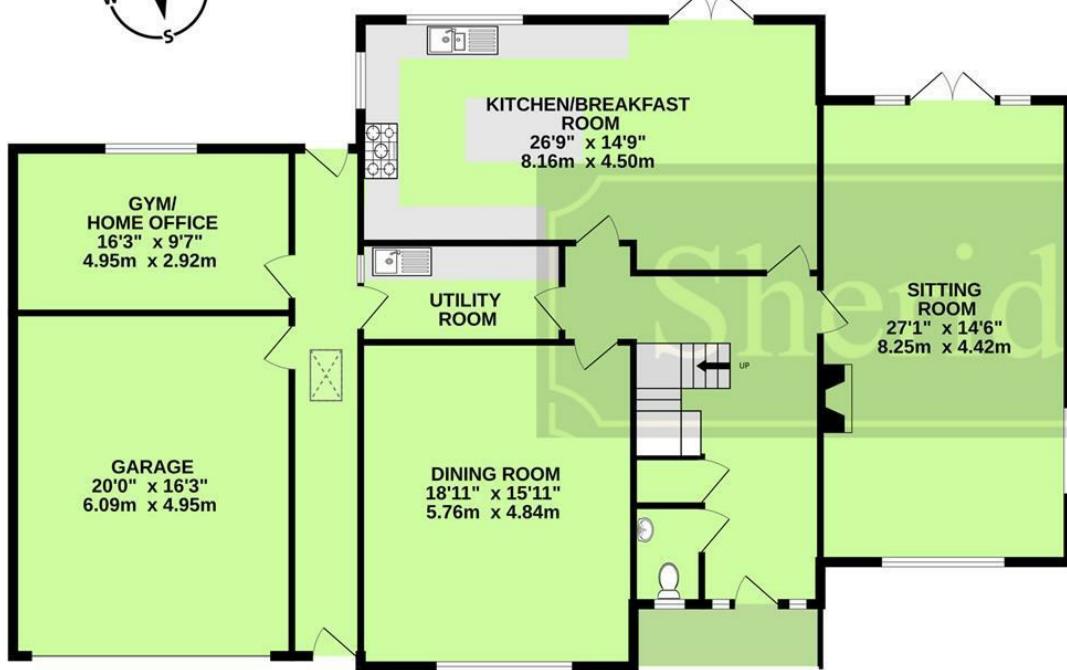
Mobile phone signal for: EE, Three and O2 (Source Ofcom)

Flood Risk: Very Low Risk



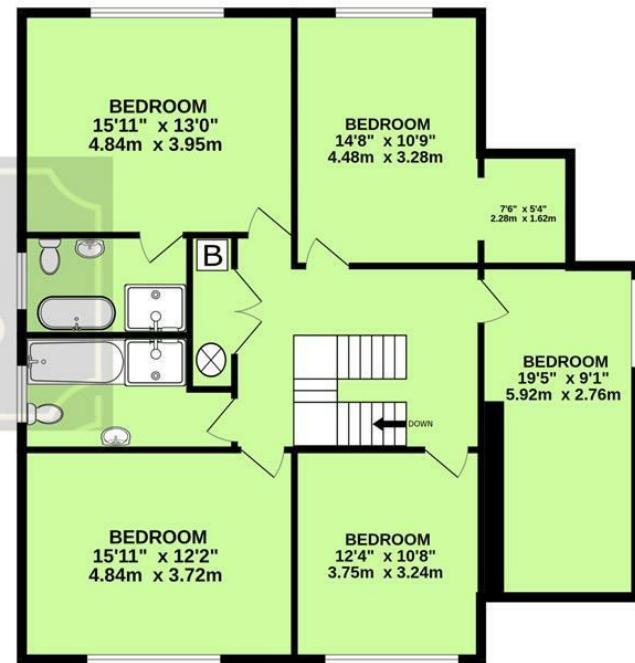


## GROUND FLOOR



TOTAL FLOOR AREA: 2777sq.ft. (258.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## 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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