

Horsecroft Road, Bury St. Edmunds

Sheridans









Horsecroft Road, Bury St. Edmunds IP33 2DT

Guide Price £799,950

A substantial and highly individual detached residence enjoying a secluded setting within one of Bury St Edmunds' most desirable locations, offering beautifully balanced accommodation extending to approximately 2,800 sq.ft.

Occupying a mature plot with established gardens and a wonderful sense of privacy, this exceptional single-storey home combines versatile family living with striking architectural features, most notably a spectacular glazed garden room that creates a seamless connection with the surrounding landscape.

The accommodation is centred around an impressive open-plan kitchen/dining room, a superb space designed for both everyday living and entertaining. The adjoining sitting room, snug and generous library provide a wealth of reception space, allowing remarkable flexibility for modern family life, whilst a substantial games room offers further scope as a media room, studio or leisure space.

A particular highlight is the magnificent garden room, flooded with natural light through its dramatic floor-to-ceiling glazing and enjoying delightful views across the mature gardens. This unique room provides an ever-changing backdrop throughout the seasons and creates a wonderful focal point to the home.

The bedroom accommodation is equally well considered, comprising a principal bedroom suite with dressing room and en suite bathroom, together with two further double bedrooms and an additional study/bedroom. The layout lends itself perfectly to multi-generational living, guests or those working from home. Separate laundry facilities and excellent storage further enhance the practicality of the property.

Outside

Outside, the property is approached via a gravel driveway providing ample parking and access to a detached garage. The established gardens wrap around the house and feature sweeping lawns, mature specimen trees and well-stocked borders, creating an exceptionally private setting. The impressive cedar tree and woodland backdrop combine to provide a tranquil environment rarely found so close to the town centre.

This is a rare opportunity to acquire a distinctive and spacious home offering over 2,800 sq.ft. of highly adaptable accommodation within a mature and secluded setting in one of Bury St Edmunds' most sought-after residential locations.

Location

Bury St Edmunds is one of Suffolk's most sought-after market towns, combining historic charm with excellent modern amenities. Renowned for its Cathedral, vibrant cultural scene, theatres, cinemas, restaurants and attractive green spaces, the town offers an outstanding quality of life. A traditional market operates twice weekly, complemented by a wide range of independent shops, cafés and national retailers.

The town benefits from excellent schooling, a strong community atmosphere and superb transport links, with easy access to Cambridge, Ipswich and beyond via the A14, as well as regular rail services.

- Substantial detached single-storey residence extending to approximately 2,809 sq.ft
- Detached garage and extensive gravel driveway parking
- Striking glazed garden room with floor-to-ceiling glass with views over the gardens
- Impressive open-plan kitchen/dining room measuring over 23ft in length, ideal for family living and entertaining
- Three/four bedrooms, including a principal suite with dressing room and en suite bathroom
- Exceptional versatility with a library, sitting room, snug, games room and study
- Beautiful established gardens featuring sweeping lawns, mature specimen trees and a woodland backdrop
- Occupying a mature and secluded plot within a highly sought-after residential location

Directions

From Bury St Edmunds town centre proceed west along Westgate Street. At the double roundabout follow the road straight across onto Out Westgate. Proceed straight across the traffic lights and then take the second left onto Horsecroft Road just after the shops.

Services

Mains electricity, gas, drainage and water supplied.
Council Tax: West Suffolk - Band F
Broadband speed: Up to 1800 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: No Risk

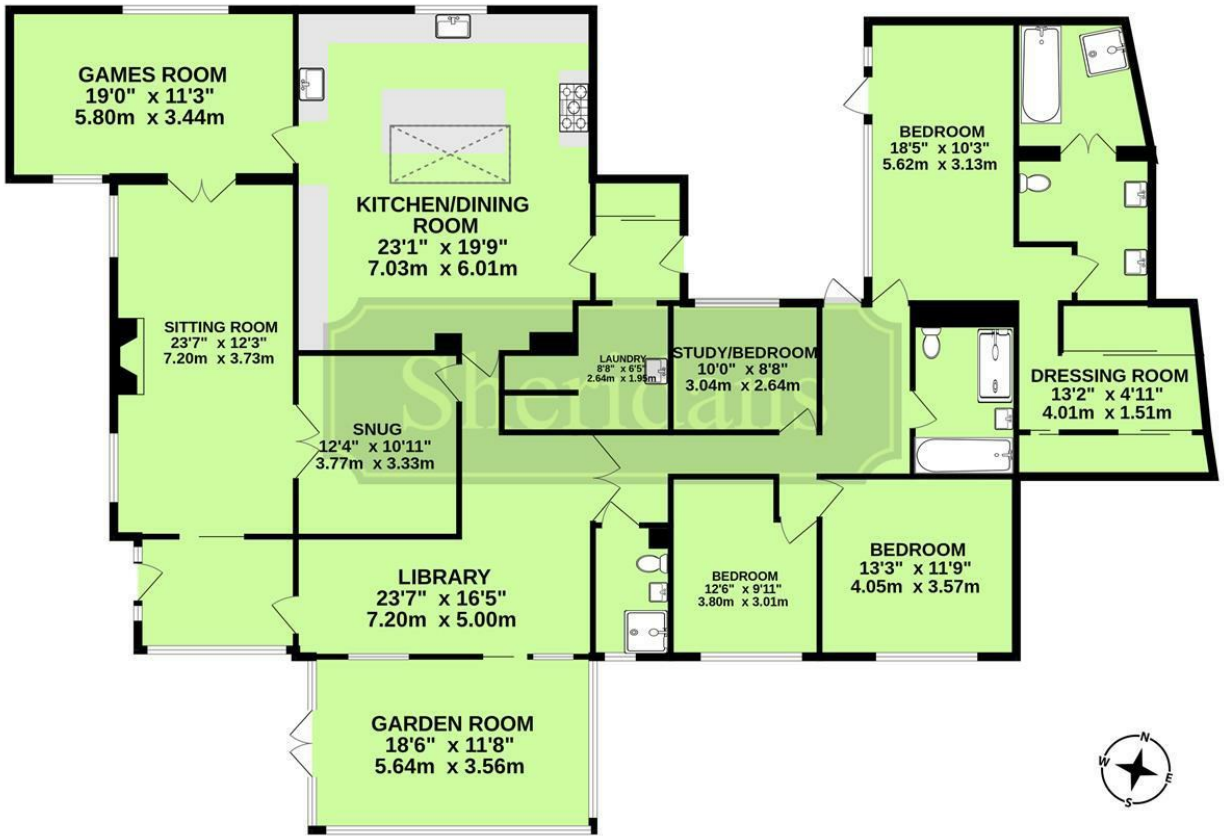






TOTAL FLOOR AREA : 2809sq.ft. (261.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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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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The Property Ombudsman

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