

Rushbrooke Lane, Bury St. Edmunds

Sheridans









Rushbrooke Lane, Bury St. Edmunds IP33 2RR

Guide Price £825,000

An impressive detached family home set within generous, mature grounds, enjoying a sought-after position to the south of Bury St Edmunds. Orchard House offers well-balanced and flexible accommodation, together with a large driveway, double garage and beautifully established gardens.

The property is set well back from the lane and approached via a substantial gravel driveway, providing ample off-road parking and access to the integral garage. The attractive brick elevations present a welcoming and well-maintained appearance.

The accommodation is particularly well suited to modern family living, with a natural flow between the principal reception spaces. The welcoming reception hall leads through to a spacious sitting room, centred around a contemporary fireplace and enjoying a pleasant outlook over the gardens. Double doors open into the dining room, creating an excellent entertaining space, which in turn leads to the dedicated study offers an ideal space for home working.

The kitchen is well-appointed and thoughtfully arranged, with corian worktops, opening into a breakfast room and offering views across the rear garden. A separate utility room and cloakroom provide useful day-to-day practicality, the breakfast room connects to the garden room - perfect for enjoying the surrounding greenery, off of the dining room is a dedicated study offers an ideal space for home working.

On the first floor, the principal bedroom benefits from the addition of a dressing room, creating a comfortable and well-proportioned suite. There are three further bedrooms, all of good size, served by a family bathroom, offering flexibility for both family life and guests.

Outside

Outside, the rear garden is a particular feature, being predominantly laid to lawn and enclosed by mature trees and established planting, providing a high degree of privacy. A variety of seating areas, a garden store and a striking mature tree create a wonderful backdrop for outdoor living.

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.

Services

Mains electricity and water, private draining. Heating - Oil boiler
Council Tax: West Suffolk Band: E
Broadband speed: Up to 27 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: Very Low Risk

Agents note

- Substantial detached family home
- Sought-after south Bury St Edmunds location on Rushbrooke Lane
- Generous plot with mature, private rear gardens
- Four well-proportioned bedrooms, including principal suite with dressing room
- Spacious sitting room with contemporary fireplace
- Separate dining room ideal for entertaining
- Well-appointed kitchen with adjoining breakfast room and garden room
- Dedicated study, ideal for home working
- Large gravel driveway providing extensive off-road parking
- Integral double garage with additional garden store

All windows, garden room and doors replaced with triple glazing within last few years

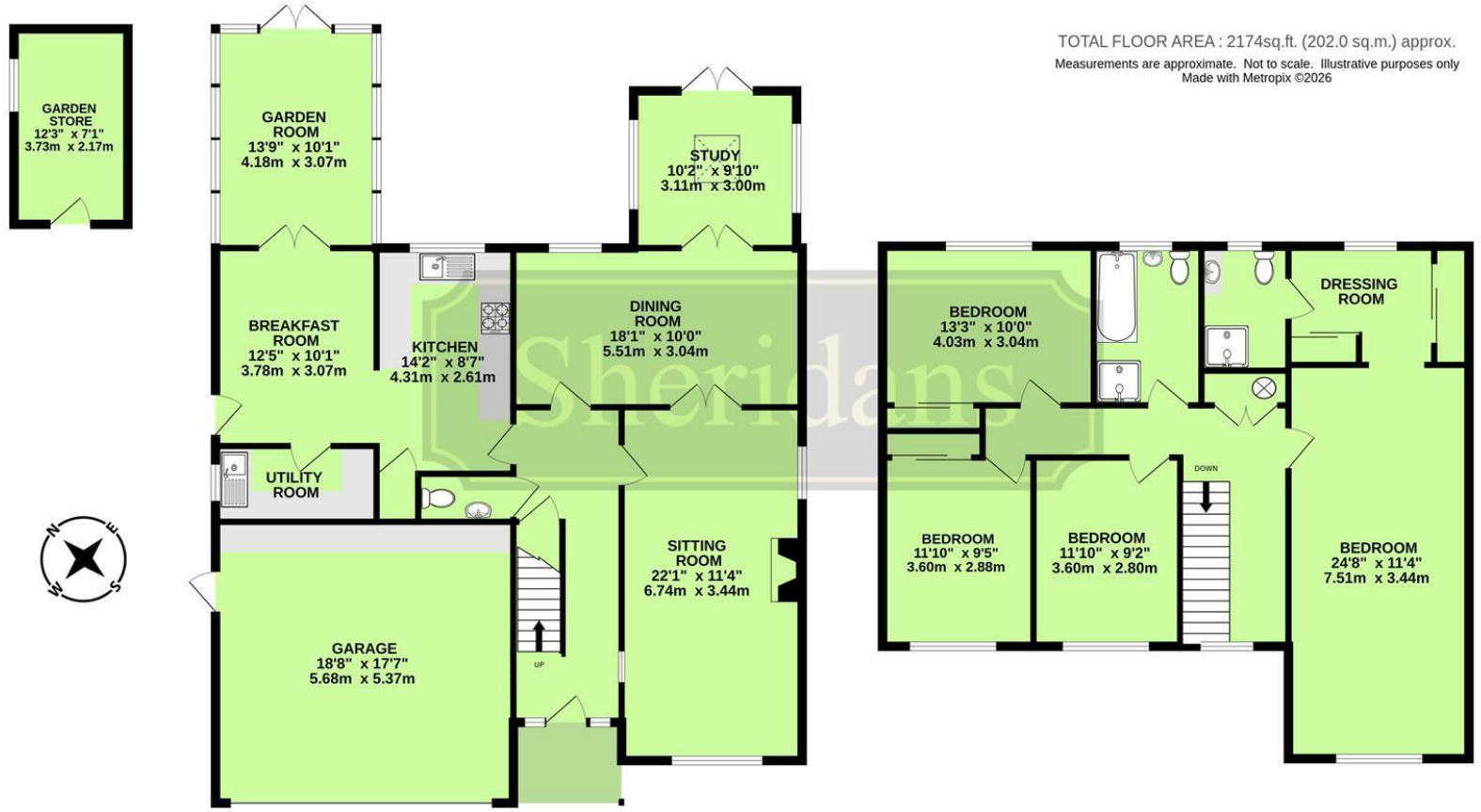






GROUND FLOOR

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.

Bury St. Edmunds Office
19 Langton Place,
Bury St Edmunds, IP33 1NE
Tel: 01284 700 018

Registered office: Sheridans Limited, 19 Langton Place, Bury St Edmunds, IP33 1NE

Registered in England No. 04461290
VAT Number: 794 915 378

The Property Ombudsman

Sheridans