



**Sunnyhill,
Bury St. Edmunds, Suffolk.**

**DAVID
BURR**



SUNNYHILL, HARDWICK LANE, BURY ST. EDMUNDS, SUFFOLK. IP33 2QF

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. The A14 bypasses the town and links the Midlands with the East coast. London via the M11 is 60 miles. The railway station offers services to Cambridge, Norwich and Ipswich with connections for London. A commuter rail link is available at Stowmarket.

An exceptional family home offering the kerb appeal and setting of a country home while being within walking distance of the Bury St. Edmunds town centre. Sunnyhill has been significantly improved during the current owner's tenure with a particularly generous accommodation schedule in the region of 6,000 sq.ft. with mature grounds amounting to approximately 0.8 acres. Notable features include the stunning hand-made kitchen/breakfast room, the quadruple garage with gym/office and the provision for an **annexe**. **NO ONWARD CHAIN**.

An exceptionally unique gated family home within walking distance of the Bury St. Edmunds town centre.

ENTRANCE VESTIBULE: With door to:-

ENTRANCE HALL: Solid wood staircase rising to first floor with semi-vaulted ceiling and dual aspect windows to either side. Understairs storage cupboard and open plan access to:-

Inner Hall/Corridor: Providing access to the principal rooms on the ground floor.

KITCHEN/BREAKFAST/LIVING ROOM: Undoubtedly forming the hub of the home, flooded with natural light and enjoying a southerly aspect with views over the rear garden, the room is divided to provide a duality of entertaining and culinary spaces. There is a matching range of wall and base units with a Calcutta gold marble worksurface over and an integral breakfast bar. Integrated appliances include a butler sink inset with drainer, Quooker mixer tap over, an array of integrated ovens, induction hob and dishwasher. **PANTRY** with space for an American style fridge/freezer. There is open plan access to the sitting/living space capable of entertaining on a large scale. Two sets of French style double doors open onto the terrace abutting

the rear of the property and the focal point for the room is provided by the inset log burning effect gas stove. There is a trap door style access to the **CELLAR** and a door leading to:

SITTING/DINING ROOM: A beautifully characterful room with evidence of the timber frame and exposed panelling, currently used as a cosy winter sitting room with window overlooking the rear gardens.

DRAWING ROOM: Located at the far end of the property, triple aspect in nature with south facing views over the rear gardens. The focal point for the room is provided by the open fire with panelled.

SNUG/OFFICE: With an inset feature fireplace and purpose-built book shelf, currently used as a homeworking space with an integral storage cupboard and window to rear aspect.

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UTILITY ROOM: Personnel access leading from the rear gardens and ample integrated storage, additional worksurfaces with inset ceramic butler sink with mixer taps over. Window to rear aspect and door to:-

BOOT ROOM: With space for storage and door to annexe.

CLOAKROOM: With exposed stone flooring, integral shelving/storage and white suite comprising WC and circular hand wash basin inset on stone plinth with Perspex splashback.

First Floor

LANDING: Semi-vaulted in nature with window to front aspect. A large corridor style configuration provides access to the principal first floor rooms.

PRINCIPAL SUITE: Initially with access leading to the:-

DRESSING ROOM: With a wall of integrated wardrobes and archway to:-

DOUBLE BEDROOM: With dual aspect windows to rear and side. Further integrated wardrobes to one side of the ornamental fireplace and door to:-

EN SUITE: White suite comprising WC, dual hand wash basins each with mixer tap over, bidet, shower with glass door and shelved storage cupboard.

BEDROOM 2: Double bedroom with ornamental inset fireplace. Window to rear aspect and door to:-

ENSUITE: With white suite comprising WC, hand wash basin, Smart heated mirror and corner shower with glass sliding doors.

BEDROOM 3: A substantial double bedroom with inset sink within vanity area, integrated wardrobes and window to rear aspect.

BEDROOM 4: Double bedroom with ornamental fireplace, integrated storage and window to rear aspect.

BEDROOM 5: Double bedroom with window to rear aspect.

FAMILY BATHROOM: With white suite comprising WC, hand wash basin with mixer tap and Smart mirror over, walk-in shower with glass screen and panelled corner bath with mixer taps over.

LAUNDRY ROOM: With worksurfaces, inset sink with drainer and mixer tap. A number of storage cupboards and space for a washer and dryer.

Annexe

Formerly a garage and now utilised as a storage area, 2 sets of personnel doors lead to the front and rear. Providing scope for further development subject to the relevant permissions.

CLOAKROOM: With a white suite comprising WC and hand wash basin.

Secondary Hallway: With personnel door leading from the driveway, stairs rising to the first floor of the annexe. With doors to:-

SITTING ROOM/KITCHEN: An open plan space with window to rear aspect with inset worksurfaces and under sink storage. Stainless steel sink inset with drainer and mixer tap over. Spaces for white goods and integral storage. Steps lead up to:-

BEDROOM: Spacious double bedroom with window to side aspect and door to:-

ENSUITE: With a white suite comprising WC, dual hand wash basins with mixer taps over, walk-in shower with glass screen and door to:-

WALK-IN WARDROBE: With hanging space.

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GAMES ROOM: A substantial and versatile space with dual aspect skylight windows. Currently utilised as a gaming/cinema room with eaves storage.

Outside

The grounds are among the most attractive features of Sunnyhill, accessed via a private no-through road with gated access leading to the driveway which sweeps across the front elevation of the property providing ample **OFF-ROAD PARKING** as well as vehicular access to the:-

QUADRUPLE GARAGE: Each bay with an electric roller shutter door, power and light connected. On the far end of the garage block is a:-

GYM: With personnel door.

Above the garage block there is an additional games room/storage room with external staircase leading to first floor level. This could make an idyllic home office for a number of staff members, subject to the relevant permissions.

Also incorporated within the grounds is a useful **STORAGE SHED** while the gardens themselves are predominantly laid to lawn with a variety of mature specimen trees/shrubs flanking the borders. There is a flint **WORKSHOP** and inner courtyard leading from the utility room with a substantial terrace immediately abutting the rear of the property with direct access from the kitchen/breakfast room – this is ideal for Alfresco dining and entertaining on a sunken brick built dining and entertaining area. In the far most corner of the grounds is a thatched brick and flint **FOLLY** which is well placed to receive afternoon and evening sun. The remnants of the grounds are predominantly laid to lawn interspersed with a variety of shrubs and raised beds.

In all about 0.8 acres.

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

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: G - £3,730.67 – 2025/26.

EPC RATING: E.

BROADBAND SPEED: Up to 1800 Mbps (source Ofcom).

MOBILE COVERAGE: Three and EE – good outdoor and in-home , 02 and Vodafone – good outdoor (source Ofcom).

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WHAT3WORDS: ///worker.motels.lyrics.

VIEWING: Strictly by prior appointment only through DAVID BURR Bury St. Edmunds 01284 725525.

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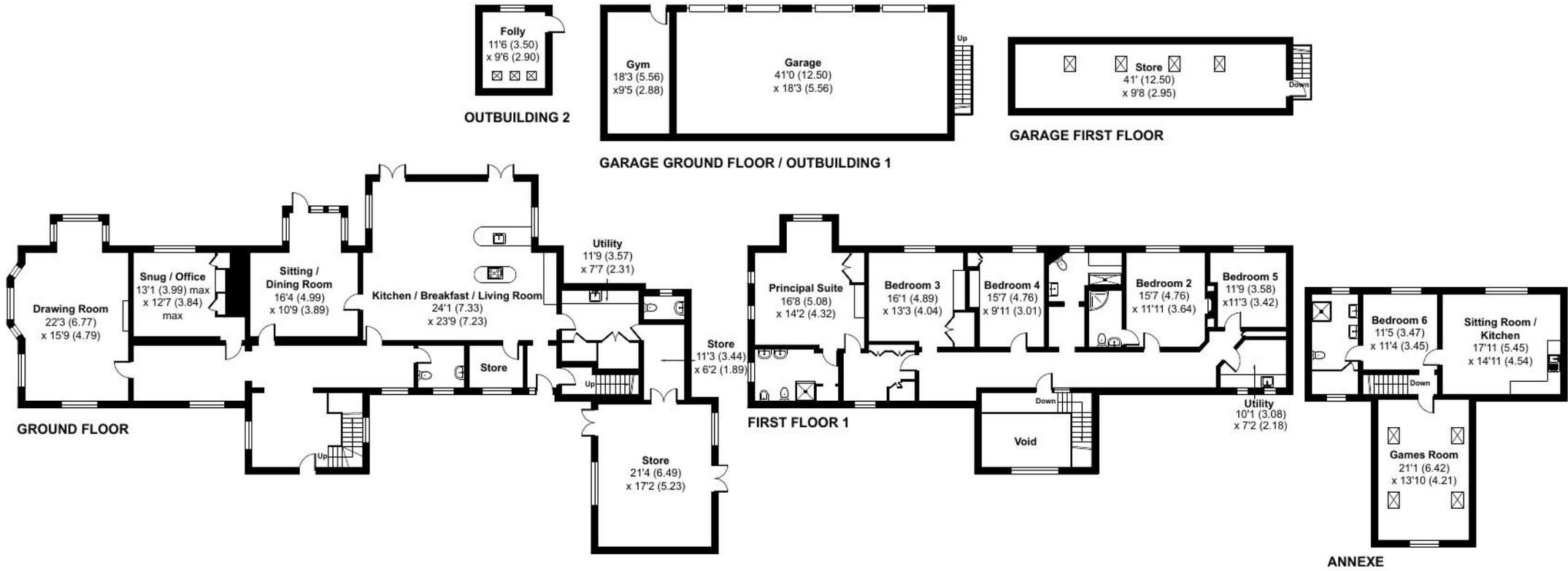
Approximate Area = 5583 sq ft / 518.6 sq m (includes annexe & excludes void)

Garages = 1145 sq ft / 106.3 sq m

Outbuildings = 281 sq ft / 26.1 sq m

Total = 7009 sq ft / 651 sq m

For identification only - Not to scale



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