



**A DETACHED 1930s BUNGALOW IN WONDERFUL MATURE GARDENS, EXTENSIVE PARKING AND GARAGING**

Hillside, 37 Horsecroft Road, Bury St Edmunds, Suffolk IP33 2DS

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ESTABLISHED 1966



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**Hillside**  
**37 Horsecroft Road**  
**Bury St Edmunds**  
**Suffolk IP33 2DS**

- *Town Centre 0.8 miles*
- *Hardwick Heath 0.8 miles*
- *Ickworth Park 3 miles*

SITTING ROOM • DINING ROOM • KITCHEN • CLOAKROOM •  
3 BEDROOMS • UPDATED BATHROOM • LARGE MATURE  
GARDEN • PARKING • GARAGING • **ALL IN 0.34-ACRE**

Situated in a mature, elevated and private setting within this well-regarded road on the fringes of Bury St Edmunds, Hillside is an individual detached bungalow, built in the 1930s of traditional construction under a newly installed pan-tiled roofline.

The property has been updated over the last 2 years, to include updated bathroom and cloakroom, whilst benefitting from a high degree of natural light and well-proportioned rooms. Of note is the wonderful setting, in what feels like a peaceful 'village lane' yet having the convenience of the town centre on the doorstep.

Arranged on one single floor, the accommodation comprises glazed uPVC entrance porch leading to a sitting room with large window to the west. The dining room faces east, with windows and door to the garden, painted fireplace and picture rails.

The kitchen is fitted with a range of storage units with worktop, ceramic sink with drainer, tiled floors, door to the side garden, large pantry cupboard and cloakroom.

There are three good-sized bedrooms, two of which have built-in wardrobes, whilst being served by a newly installed and extended bathroom, with walk-in shower, separate bath, vanity wash basin and low-level WC.

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EXTENSIVE PARKING AND GARAGING**

**Guide: £550,000** (*Freehold*)



### Outside

Hillside is approached a long driveway which leads to an extensive parking area and garage. There is a path leading through the wonderful mature gardens which host many specimen trees to include sweet chestnut, magnolia, walnut, eucalyptus, oak, and maple.

The path continues to the house, by a lawned garden, and continues around to the front garden, which hosts many shrubs and beds, with path down to a gate giving access to the road.

### Services

Mains water, drainage and electricity • Gas fired heating • Council Tax Band 'D' • EPC 'D' • Broadband: Ofcom suggest Ultrafast 1,000Mb available • Mobile: Ofcom suggest all providers likely.

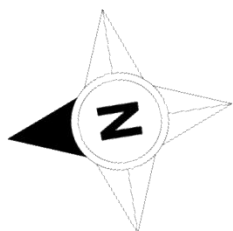
### Location

Horsecroft Road is a quiet lane leading out into the country, whilst being a 20-minute walk to the centre of town. Bury St Edmunds is a unique and dazzling historic gem with a richly fascinating heritage, the striking combination of medieval architecture, elegant Georgian squares and glorious Cathedral and Abbey gardens provide a distinctive visual charm.

Bury boasts prestigious shopping, an award-winning market, plus a variety of cultural attractions and fine places to stay.

**What3words: *essential.botanist.dripping***



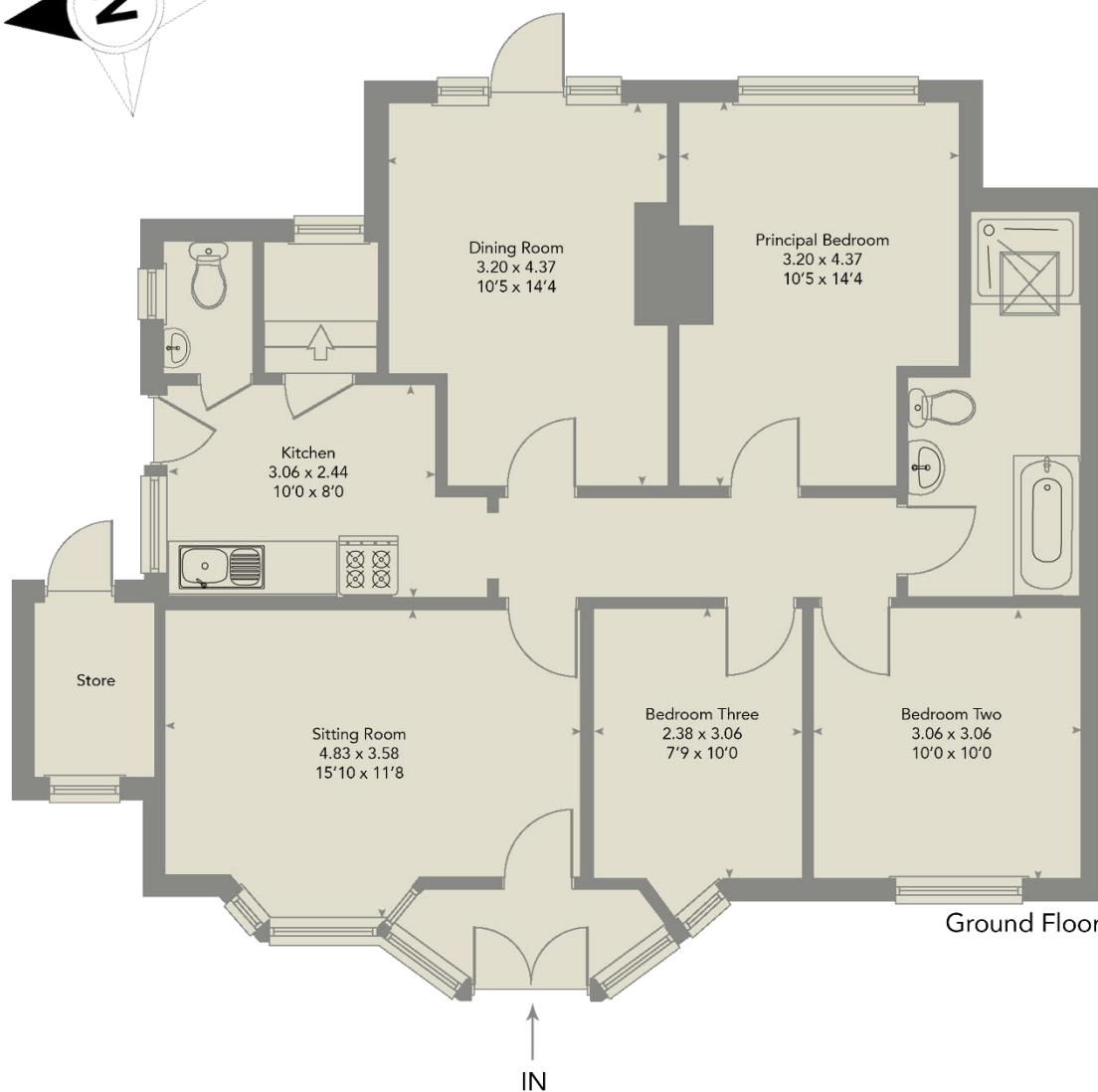


Approximate Gross Internal Area = 94 m<sup>2</sup> / 1012 ft<sup>2</sup>

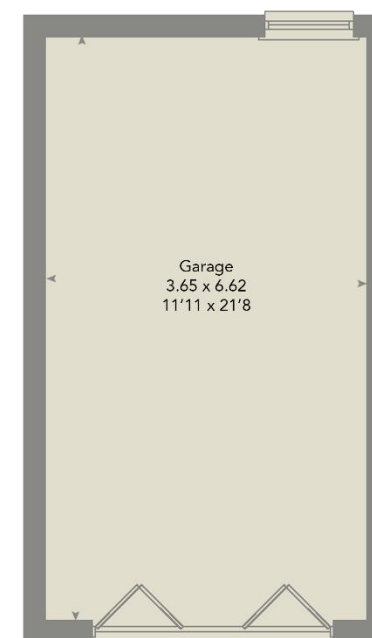
Garage = 24 m<sup>2</sup> / 258 ft<sup>2</sup>

Total = 118 m<sup>2</sup> / 1270 ft<sup>2</sup>

For identification purposes only - Not to scale



Ground Floor

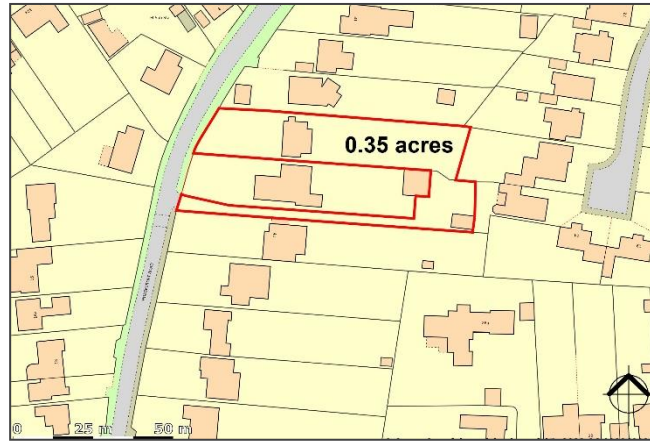


Garage

This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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