



Hervey Road

Bury St. Edmunds

Guide Price £630,000

LACY SCOTT
& KNIGHT

est. 1869

36 Hervey Road

Bury St. Edmunds | Suffolk | IP33 2DW

Newmarket 15 miles, Cambridge 29 miles, Stowmarket 15 miles

Situated in a highly regarded location is this substantially extended and beautifully presented detached family home. It offers a surprising level of accommodation over 2 floors and stunning private gardens. Do not miss out!

Entrance Hall | Study | Family Bathroom | 4 Double Bedrooms | 2 En-suites | Sitting Room | Dining Room | Conservatory | Kitchen | Utility Room | Summerhouse | Workshop | Ample Off Road Parking

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This substantial family home offers a lot more than initially meets the eye. A solid 1950's bungalow forms the original part of the home which was substantially extended and modernised around the turn of this century. Following reconfiguration of the ground floor rooms and the addition of two large first floor bedrooms and ensuite bathroom upstairs, new large reception rooms were also added to the rear of the property.

It now provides very generous accommodation across two floors. The property is also beautifully presented throughout with bright and neutrally decorated rooms, and it also enjoys a private, sunny garden, with established lawns, planting and hedging and is beautifully maintained with a large entertaining terrace to the rear.

Heading inside, the front porch leads into the spacious hallway which provides access to all ground floor rooms and there is timber effect laminate flooring flowing from the hallway into the



main rooms. There are large storage cupboards with one housing the wall-mounted gas boiler, water softener and hot water cylinder, within a large airing cupboard. There are two large double bedrooms, both enjoying dual aspect to the ground floor, the principal one enjoying built-in storage, wardrobes, drawers, and an en-suite fully tiled shower room. There is also a good-sized study, with window to the side, ideal for use as a potential fifth bedroom, if required. There is a ground floor family bathroom and a spacious utility room which leads off the hallway and steps down to the kitchen.

The attractive sitting room is a spacious and bright room with windows to the side and rear and French doors leading into the

spacious conservatory. It also enjoys air-conditioning, and opens into the dining room, another very spacious reception room, dual aspect, with French doors opening directly to the large paved entertaining terrace outside. This room allows generous space for entertaining, family meals and activities, and has a large understairs storage cupboard. Both the dining room and utility room lead into the kitchen, fitted with white units, laminate flooring, a window to the side and front and part glazed door to the outside. Appliances include an induction hob, with extractor above, oven and grill, integrated fridge/freezer with further spaces provided for microwave and dishwasher.

Stairs lead up to a small landing area and two large first-floor bedrooms, one enjoys a window to the side, velux roof windows and a large en-suite bathroom. The other, also a very generous size has velux windows and access to eaves storage.

Outside

The property is approached via a large area of block paved driveway which offers off road parking for several vehicles to both the front and side of the house. There is a full width split-level entertaining terrace which steps down to the attractively laid out private rear gardens and further paved areas in front of the useful workshop and summerhouse, plus a small pond.

Location

Hervey Road is a quiet established turning approx. 1.5 miles from the town centre. The property is surrounded by other established residential properties and is bounded by the River Linnet and a walkway to the rear which provides walks to the Holywater Meadow and beyond into town. The market town of Bury St Edmunds provides an excellent range of schooling, leisure, retail and dining plus the attractive Abbey Gardens, Arc shopping centre and twice weekly market.

Property Information

Services: Mains electricity, gas, water and drainage. Gas central heating.

Local Authority: West Suffolk Council. Council Tax Band C.

Tenure: Freehold.

Broadband: Ultrafast predicted download speed 1800 Mbps and predicted upload speed 1000 Mbps (Information taken from Ofcom website).

Mobile Coverage: Good outdoor, variable in home. (Information taken from Ofcom website).

Directions

What3words:///list.whimpered.respected

Heading out of town on Out Westgate which leads into Horringer Road, take the turning off the Horringer Road, turn right into Bristol Road which in turn leads into Hervey Road.





Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

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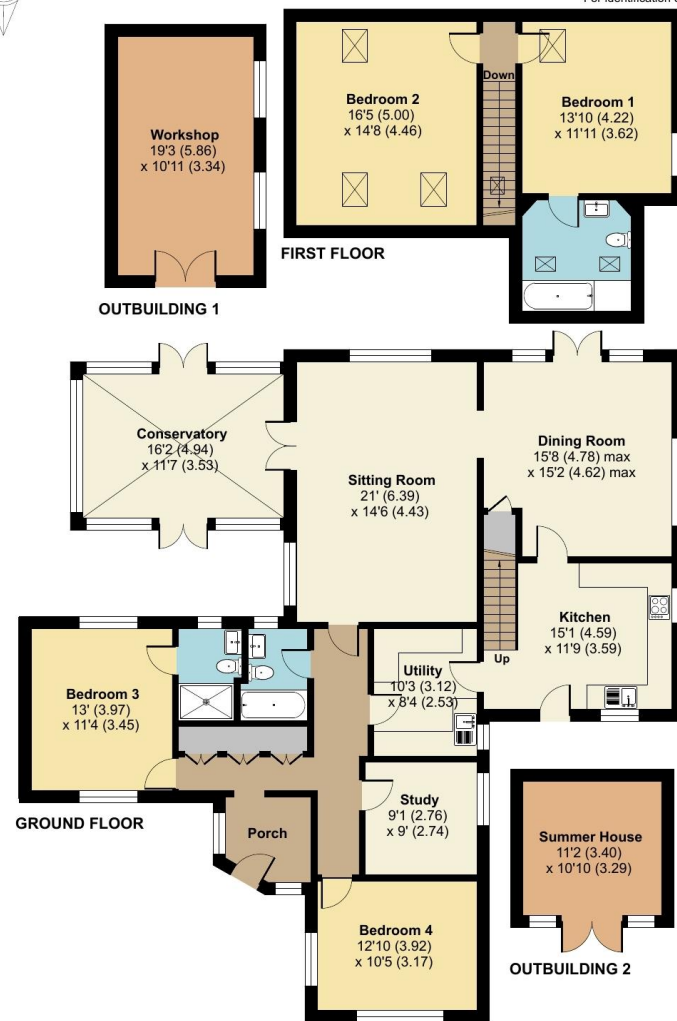
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Approximate Area = 2241 sq ft / 208.1 sq m

Outbuilding = 331 sq ft / 30.7 sq m

Total = 2572 sq ft / 238.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Lacy Scott & Knight. REF: 1436242



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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