



Hornings Park, Horringer

Sheridans



Hornings Park, Horringer IP29 5AL

Offers Over £255,000

A modern two bed roomed house in the highly regarded village of Horringer.

Built in 2007 of traditional brick construction beneath a slate roof, this charming terraced house, provides comfortable accommodation complemented by pretty gardens and a delightful village setting.

Benefitting from double glazing and offered with no onward chain, the light and airy accommodation currently in brief comprises of an entrance hall with stairs off to first floor and door to a cloakroom. The sitting/dining room is a comfortable reception with French doors opening to the rear gardens. The well-equipped kitchen, is fitted with a range of units providing plenty of drawer and cupboard space beneath preparation surfaces and complemented by built-in appliances.

On the first floor is a landing leading to the two spacious bedrooms and family bathroom completing the accommodation.

Outside

To the front is an area of garden mostly laid to lawn with bordering hedge. To the rear is a charming garden, well-stocked with an abundance of flowering plants and shrubs. Gated rear access leads to a parking space. A paved terrace creates an outdoor seating area.

Location

Horringer is a pretty and undoubtedly, one of the most desirable villages in the area with a very thriving and friendly community, with local amenities including a village hall, community centre, church, outstanding Ofsted rated primary and pre-school, two public houses and Ickworth House, a stunning National Trust country house and hotel standing within breathtaking parkland, providing wonderful walks for the public. Horringer is situated approximately 2 miles from the historic market town of Bury St Edmunds and offers excellent access to the A14 dual carriageway, linking the east coast ports, Cambridge and London via the M11 motorway.

Directions

When entering Horringer from the direction of

- Modern two bed roomed house
- No onward chain
- Charming gardens
- Vehicle parking
- Sought after village location
- Light and airy sitting/dining room
- Fitted kitchen
- Cloakroom
- Two generous bedrooms
- First floor bathroom

Bury St Edmunds, turn left into Hornings Park where the house is overlooking the green.

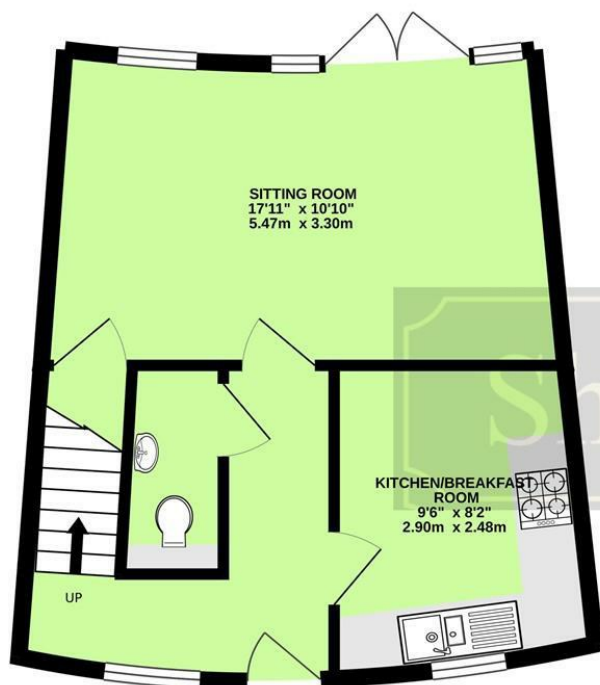
Services

Mains electricity, water and drainage. Council tax band: C. EPC Rating: E.

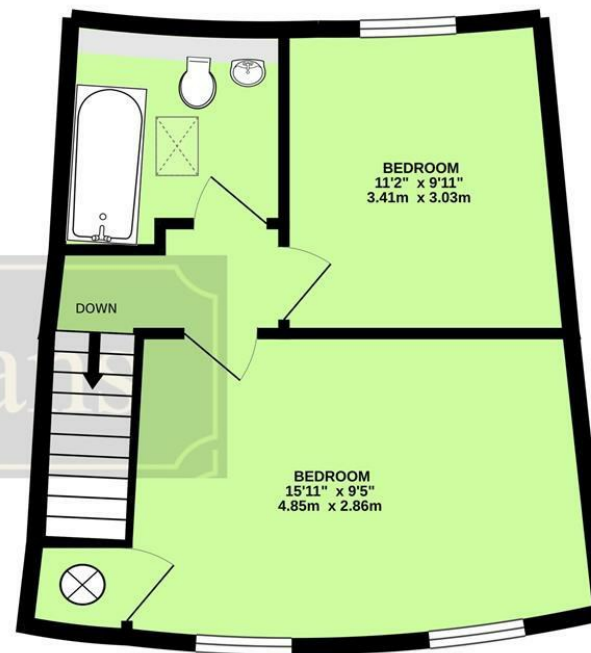
No onward chain.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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