



Hornings Park, Horringer

Sheridans



Hornings Park, Horringer IP29 5AL

Guide Price £500,000

An elegant 4 bedroomed semi detached house of period styling set within an attractive courtyard development in this highly sought after village.

Hornings Park is an attractive development of individually styled properties built around 2006/2007 being situated close to the picturesque village green and historic 14th Century Church of St Leonard. The properties feature a variety of complementing styles in brick, colour washed render and flint detailing.

Built of traditional red brick construction beneath a slate roof, this superb house enjoys a delightful "tucked away" setting in the corner of a small courtyard development backing onto mature trees and only a short stroll to the village centre and the magnificent Ickworth Park.

The house is offered with no onward chain and benefits from both oil fired radiator central heating and double glazing. The well presented accommodation currently in brief comprises of an entrance hall with stairs off to first floor and door to a useful cloakroom and to the study with under-stairs cupboard and window to front. The spacious dual aspect sitting room has French doors to the side gardens and leads through to the dining room creating an ideal area for entertaining with windows to both side and rear enjoying views of the gardens.

The well equipped kitchen breakfast room is fitted with an extensive range of units providing plenty of drawer and cupboard space beneath preparation surfaces and complemented by built in appliances and with French doors opening to the rear gardens.

On the first floor, the landing has an airing cupboard and leads to the four comfortable bedrooms, en-suite shower and family bathroom, completing the accommodation.

Outside

There is a private road and shared entrance courtyard into the development, which leads onto the property providing off road parking for up to two cars and leading to the single bay cart-lodge garage. To the front is an area of garden with shrubs and terrace. Gated side access leads to the rear gardens which are a delightful feature being mostly laid to lawn and well stocked with an abundance of flowering plants and shrubs whilst providing the occupants with a good degree of privacy. Two paved terraces create ideal areas for outdoor entertaining.

Location

Horringer is possibly one of the most popular villages in the area. There is a strong sense of community within the village centred around the church, community centre, primary school and 2 public houses/restaurants. The National Trust Ickworth Park is also within easy walking distance of the property. The market town of Bury St. Edmunds is around 2 miles away and offers an extensive range of educational, recreational and shopping facilities. The A14 can also be easily accessed which leads to Ipswich, Cambridge & London via the M11. These locations can also be easily reached by rail.

Directions

From the town, proceed south west on the A143. Leave Bury St Edmunds and head into Horringer. On entering the village Hornings Park is the first turning on the left.

Services

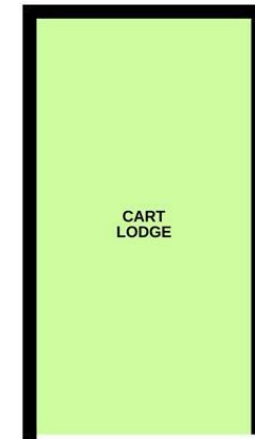
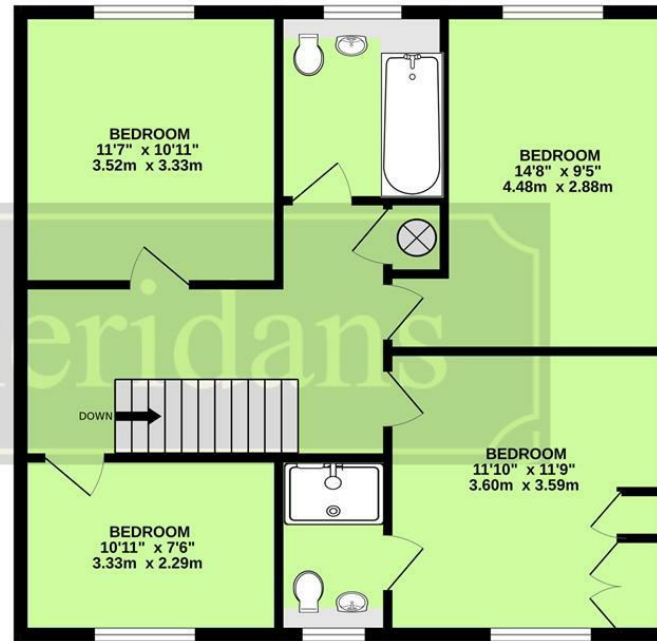
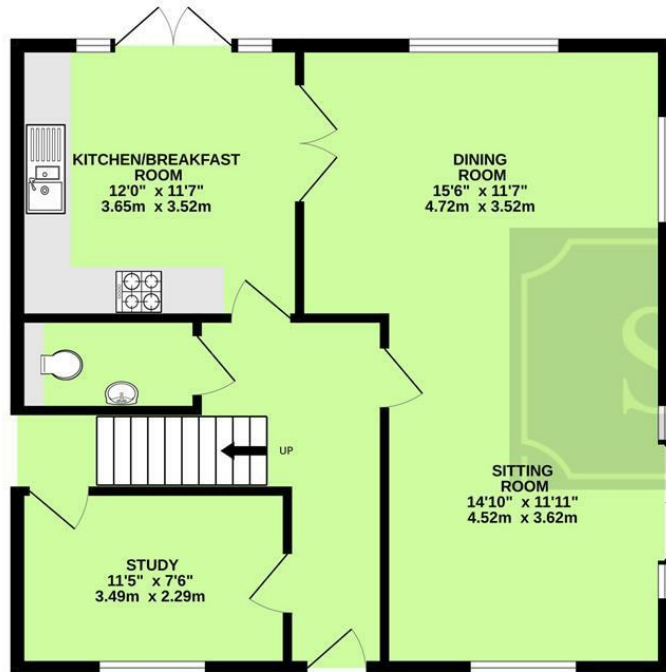
- Superb modern four bedroomed house
- One of the most sought after villages in the area
- Short walk to the entrance of Ickworth Park
- Well presented accommodation
- Corner plot, established gardens
- Ample parking, cart-lodge garage
- Spacious dual aspect sitting /dining room
- Well equipped kitchen breakfast room
- Cloak room, study
- Four bedrooms, en-suite shower, family bathroom

Mains electricity, water and drainage. Oil fired radiator central heating. Council tax band E. No onward chain. EPC Rating C. Hornings Park is a private development and there is an annual charge of approximately £365 to cover the cost of communal landscaping.



GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 1475sq.ft. (137.0 sq.m.) approx.

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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