



Hawthorn Drive, Horringer

Sheridans



Hawthorn Drive, Horringer IP29 5SS

Guide Price £425,000

An extended three bedroomed detached house situated within the sought after village of Horringer.

Built approximately 48 years ago and extended in more recent years, this delightful detached house boasts a bright and airy atmosphere, enhanced by generous gardens, whilst being situated only a stones throw from the entrance to the magnificent Ickworth Park and also the heart of this most sought after village. Benefitting from oil fired radiator central heating and double glazing, the well presented accommodation currently in brief comprises of an entrance hall with airing cupboard and stairs off to first floor, door to a cloakroom with WC and wash basin.

A pair of glass doors lead from the entrance hall to the spacious sitting room with bay window overlooking the front gardens and glass door leading through to a dining room, creating an ideal reception for entertaining with French doors to the rear gardens.

The kitchen has been extended and fitted with a n extensive range of units providing plenty of drawer and cupboard space beneath preparation surfaces, complemented by built in appliances and breakfast bar. The separate utility room, is a useful space with oil fired

boiler and doors to garage and gardens.

Stairs lead from the entrance hall to the first floor landing and to the three comfortable bedrooms and a recently updated family bathroom, with heated towel rail.

Outside

The house is approached along a driveway creating ample of road parking and access to the adjoining garaging. The front gardens are laid to lawn with flower bed and shrub borders. The generous rear gardens and mostly laid to lawn with shrub and flower borders and a large paved terrace creates an ideal area for outdoor entertaining and al-fresco dining.

Location

The property enjoys a delightful setting within this sought after area located within a short walk to village centre. Horringer is a pretty and undoubtedly, one of the most desirable villages in the area, with local amenities including a village hall, 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.

- Immaculately presented detached house
- One of the most sought after villages in the area
- Generous gardens
- Driveway and garaging
- Well equipped kitchen breakfast room
- Utility, cloakroom
- Three bedrooms
- Spacious sitting room with bay window
- Seperate dining room
- First floor family bathroom

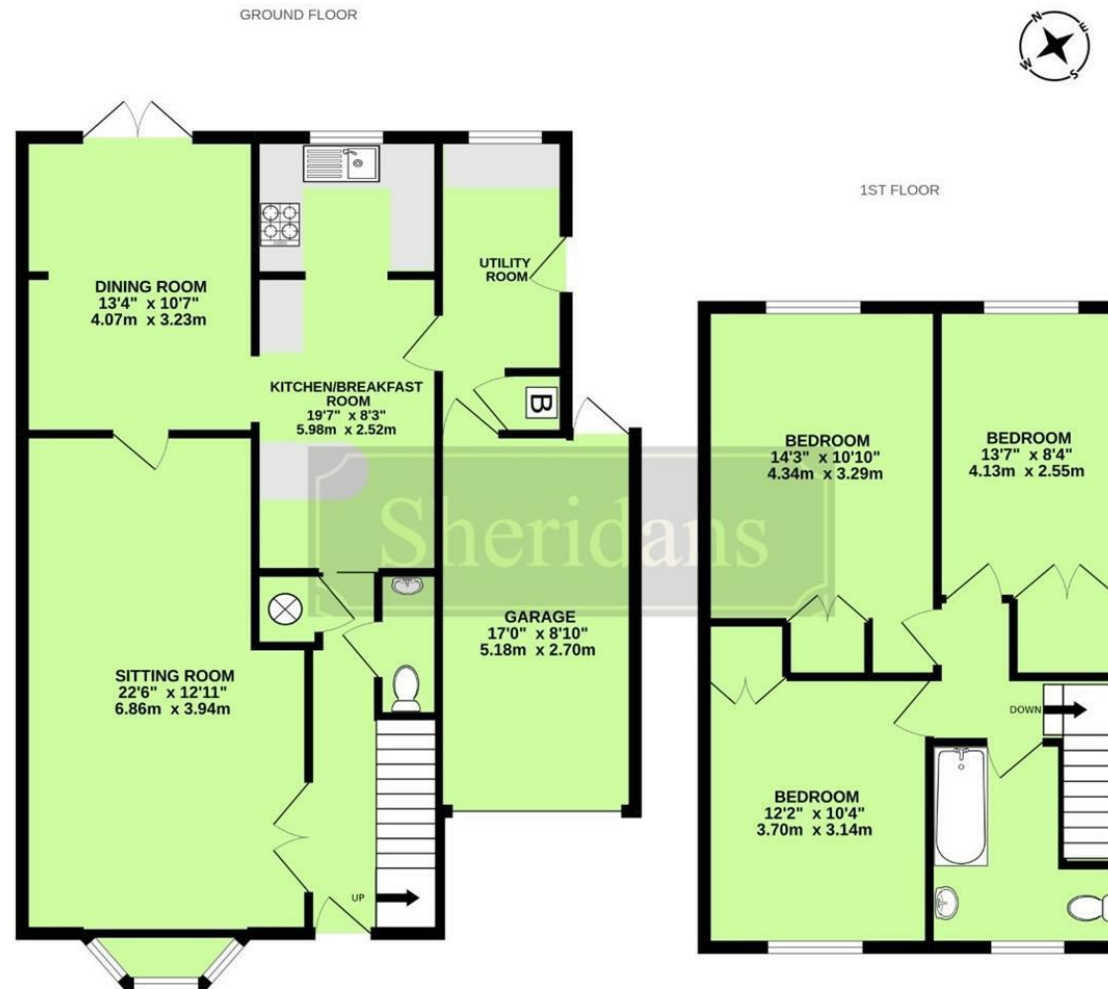
Directions

When entering Horringer from the direction of Bury St Edmunds and after the turning to Ickworth on the right, take the next left into Meadow Drive. Follow the road to the end and turn right and then right again into Hawthorn Drive, where the driveway to the house will be found on the right-hand side.

Services

Mains electricity, water and drainage. Oil fired radiator central heating. Council tax band E. EPC Rating D.





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.

Sheridans Estate Agents

Web: www.sheridans.ltd.uk **Email:** info@sheridans.ltd.uk

Bury St. Edmunds Office

19 Langton Place,
Bury St Edmunds, IP33 1NE

Tel: 01284 700 018

Knightsbridge London Office

45 Pont Street,
London, SW1X 0BD

Tel: 020 7629 9966

Registered office: Sheridans Limited, 19 Langton Place, Bury St Edmunds, IP33 1NE

Registered in England No. 04461290

VAT Number: 794 915 378



Sheridans