



Hornbeam Drive, Horringer IP29 5SP

Guide Price £385,000

This well-presented detached chalet style home has been the subject of various improvements and updating over the years, resulting in a lovely light and airy home offering a surprising level of particularly flexible accommodation, displaying attractive features throughout. The property has gardens to both front and rear and enjoys a delightful setting affording open views to the front, in one of the area's most sought after villages.

Benefiting from double glazing and oil fired central heating, the well-presented accommodation currently in brief comprises: entrance door opening to entrance lobby, with door to the sitting room, which is a particularly spacious reception possessing a light and airy atmosphere with bay window to front and stairs off to first floor. A door opens to the inner hall with built-in cupboard, and door to a dining room with sliding glass doors to gardens and double doors to a well equipped kitchen fitted with a range of units, with central island, complemented by built-in appliances and extractor hood. There is a study which could be used as a fourth bedroom, and a refitted bathroom with airing cupboard. From the entrance lobby, a door leads to a further rear lobby which accesses the garden and garage.

On the first floor is a landing with doors to three bedrooms (two good doubles with large eaves storage cupboards) and a shower room, which completes the accommodation.

Outside

The property is approached along a driveway providing off road vehicle parking and access to a single garage with utility plumbing and door to rear lobby. The front gardens are mostly laid to lawn with flower borders. The rear gardens are laid to lawn and paved, whilst stocked with flowering plants, shrubs and maturing trees, whilst being fully enclosed by fencing.

Location

The property enjoys a delightful setting affording open views to the front within this most sought after village location. Horringer is a very pretty village offering local amenities including a village hall, church, well regarded primary 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

From Bury St Edmunds head in a south westerly direction along the A143 into the village of Horringer. Continue through the village and turn left into Meadow Drive. Follow the road to the end and turn left into Hornbeam Drive where the property will be found on the left.

- Entrance hall
- Sitting room
- Dining room
- Study/bedroom four
- Well equipped kitchen
- Three first floor bedrooms
- Bathroom, shower room
- Ample parking, garaging
- West facing gardens
- Views to the front, delightful setting

Services

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

No onward chain.

