

THE
**Mortimer
& Gausden**
PARTNERSHIP

FOR SALE
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& Gausden**
PARTNERSHIP

ARBOREA
HOUSE

Arborea House, 8A The Limes, Horringer,
Bury St. Edmunds, Suffolk, IP29 5SQ

Guide Price
£425,000

MG
PARTNERSHIP

Enjoy village life at its very best in this spacious detached family home

This individually designed modern detached house offers well-proportioned accommodation and is being sold with the benefit of having NO UPWARD CHAIN.

Occupying a private plot, tucked away at the end of a cul-de-sac, the property provides light-filled and well-balanced accommodation, perfect for modern family living. Horringer enjoys a thriving community atmosphere and is within easy reach of Bury St Edmunds (3 miles) and beautiful open countryside, including the nearby National Trust Ickworth Park.

The house has been thoughtfully designed to create generous, practical rooms with a neutral colour scheme throughout, enhancing the sense of space and natural light.

In our opinion, the property would suit families, professionals or anyone keen to enjoy village life whilst remaining close to town amenities.

- Individually designed modern detached house
- Occupying a popular village setting
- Hall, cloakroom, spacious sitting room
- Large kitchen/diner, separate utility room
- 3 Good sized bedrooms, en-suite & bathroom
- Garage, parking and enclosed gardens
- Oil fired heating, uPVC sealed unit glazing
- NO UPWARD CHAIN



The property, which benefits from oil-fired central heating and uPVC sealed unit glazing, comprises:

On the ground floor:

The entrance hall provides a welcoming first impression and includes a cloakroom. The sitting room is a particularly impressive feature of the house, being triple aspect and enjoying excellent levels of natural light, creating a bright and airy living space ideal for both relaxing and entertaining. With French doors leading out into the garden.

The kitchen/dining room is generously proportioned and offers ample space for family dining and gatherings. There is a good range of fitted units and worktop surfaces, a large breakfast bar and ample space for appliances. A separate utility room provides further storage and practicality, together with doors to both the outside and the garage.

On the first floor:

A landing gives access to three bedrooms and the family bathroom. The principal bedroom benefits from its own en suite shower room. Bedrooms two and three are both of a good size, with bedroom three enjoying access to a useful bonus play den/attic room, ideal as a children's hideaway, hobby space or additional storage.

Outside:

The property occupies a private plot within the cul-de-sac. There is a large single garage which provides potential for conversion (subject to consent) with plenty of parking to the front. The enclosed gardens provide a safe and secure space for children and pets, along with areas suitable for outdoor seating and entertaining.

AGENTS NOTE: The property is currently tenanted, and the photographs used in this listing are not current.

EPC - C

Council Tax - D (West Suffolk)

Services - Mains water, electricity, drainage and oil heating

What3Words: [///recitals.emblem.study](https://www.what3words.com/recitals.emblem.study)

Broadband: Superfast broadband available (source: Ofcom)

Mobile Coverage: Service available from all providers (source: Ofcom)





Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fittings. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or website, please contact our offices immediately.

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