Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

16 The Elms, Horringer, Bury St. Edmunds, Suffolk, IP29 5SE

This extended link detached home offers a very comfortable range of accommodation with good-sized rooms and lots of natural light.

The house, which is being sold with the benefit of having NO UPWARD CHAIN, would be perfect for a young family or indeed anyone looking for a lovely home in an established and sought-after village location.

- Extended link detached home in prime location
- Hall, large sitting room, separate dining room
- Spacious kitchen/breakfast room, utility space, cloakroom
- 3 Good sized bedrooms, family bathroom
- Electric heating, uPVC sealed unit glazing, solar panels
- Enclosed gardens, single garage, parking. CHAIN FREE

Offers In Excess Of £375,000

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General Information

The property occupies a pleasant location, close to open countryside and within easy reach of the market town of Bury St. Edmunds, which is around 3 miles away.

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. Ickworth Park, which is owned by the National Trust is also within walking distance.

If you have been looking for a property you can really call home, this spacious link detached house is bound to be of interest. The property has been well maintained but is perhaps now ready for a little updating, making it something of a blank canvas. The house benefits from uPVC sealed unit glazing with electric heating which is part run with power from solar panels - keeping energy costs very low.

On the ground floor: The entrance hall gives access to the large sitting room which has a dual aspect with bow windows providing lots of natural light. There is an open fireplace and an archway with connects to a separate dining room. A large rear extension houses the spacious kitchen/dining room which in turn leads into the utility space and cloakroom. There is also a rear door into the garage and glazed doors into the gardens.

On the first floor: A light and airy landing area gives access to 3 good-sized bedrooms and the family bathroom.

Outside
The gardens to the front of the house include a driveway leading up to the single garage. The rear gardens are fully enclosed and enjoy a good degree of privacy and seclusion. The gardens, which are laid mainly to lawn with mature shrubs and trees, include a patio area and a useful garden shed.

COUNCIL TAX - BAND D

Directions
From the town, proceed south-west on the A143. Leave Bury St Edmunds and head into Horringer. On entering the village take the left hand turn into Meadow Drive and then turn left into Orchard Way. The house is situated on the right, as located by our For Sale board.

Entrance Hall

Sitting Room 23'0 x13'4 max, 10'10 min (7.01m x4.06m max, 3.30m min)

Dining Room 10'7 x 8'4 (3.23m x 2.54m)

Kitchen/Breakfast Room 19'9 x 9'0 (6.02m x 2.74m)

Utility Space 9'1 max x 8'8 (2.77m max x 2.64m)

Cloakroom

First Floor

Bedroom 1 11'3 x 10'10 (3.43m x 3.30m)

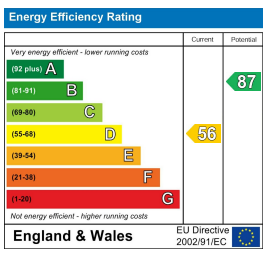
Bedroom 2 10'10 x 9'4 (3.30m x 2.84m)

Bedroom 3 8'5 x 7'9 (2.57m x 2.36m)

Bathroom

Garage 18'6 x 9'7 (5.64m x 2.92m)

Gardens



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Utility Space
Kitchen/Breakfast Room
Dining Room
Garage
Sitting Room
Hall
Bedroom 3
Bedroom 1
Bedroom 2