



## 14 Hornings Park, Horringer, Bury St. Edmunds, Suffolk, IP29 5AL

Imagine living in the beautiful village of Horringer, and being the proud owner of this attractive home. We love this property and are sure you will too.

Occupying a pleasant, tucked away position on the exclusive Hornings Park, this well presented semi-detached house provides spacious accommodation, with the ground floor being particularly suited to those who like to entertain. Property in Horringer is rarely available for long, don't miss this opportunity!

- Spacious semi detached house in a lovely village setting
- Reception hall, study, WC, large sitting/dining room
- Conservatory, kitchen/breakfast room, utility room
- Principal bedroom with ensuite, 3 further double bedrooms
- Oil fired central heating, upvc sealed unit glazing
- Attractively landscaped gardens, garage and parking

Guide Price £475,000





## General Information

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.

The property which was built in 2007, is presented in excellent decorative order and offers spacious accommodation, with well-proportioned rooms. The house is served by oil fired central heating and benefits from Upvc sealed unit double glazed windows.

On the ground floor, a good-sized reception hall, with cloakroom off and understairs cupboard, leads into the lounge/dining room and the study. The study features a range of fitted office furniture making it ideal for home working. The large L shaped lounge/dining room provides plenty of space to entertain, with french doors to the conservatory, which enjoys lovely views over the private rear garden. A second set of french doors from the lounge/dining room lead into the kitchen/breakfast room, which features a comprehensive range of cupboards and drawers and there are ample work surface areas as well as an integrated fridge, freezer and dishwasher. The utility room provides further storage and plumbing for a washing machine.

On the first floor: a spacious landing area leads to all 4 bedrooms and the attractively tiled wet room. The principal bedroom has an en suite shower room and bedroom 2 features a full width range of fitted wardrobes. Bedrooms 3 and 4 are both of a good size and will accommodate a double bed.

### Outside

The gardens to both the front and rear of the property have been attractively landscaped and provide a lovely setting for the house. The rear gardens afford a particularly good degree of privacy and seclusion and back onto a belt of trees. There is a wide variety of mature shrubs together with a stone patio. Rear pedestrian access leads to the large timber-framed garage which has light and power connected and a high pitched roof provides additional storage.

### Agents Note

Hornings Park is a private development and there is an annual charge of approximately £300 to cover the cost of communal landscaping.

### 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. The property is located at the far end of the development on the left.

### Reception Hall

WC

Study 11'3 x 7'6 (3.43m x 2.29m)

Lounge/Dining Room 26'5 max 11'7 min x 15'8 max 12'1 min (8.05m max 3.53m min x 4.78m max 3.68m min)

### Conservatory

Kitchen/Breakfast Room 11'9 x 11'7 (3.58m x 3.53m)

Utility Room 6'9 x 4'10 (2.06m x 1.47m)

### First Floor Landing

Principal Bedroom 12'1 x 11'8 (3.68m x 3.56m)

### Ensuite

Bedroom 2 14'5 x 9'0 (4.39m x 2.74m)

Bedroom 3 10'6 x 8'8 (3.20m x 2.64m)

Bedroom 4 10'8 x 7'6 (3.25m x 2.29m)

### Wet Room

Garage 19'2 x 9'8 (5.84m x 2.95m)



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |



