Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

9 Hazel Drive, Horringer, Bury St. Edmunds, Suffolk, IP29 5ST

FANTASTIC OPPORTUNITY – This extremely spacious detached house provides an excellent level of accommodation and great potential to become a superb family home.

The house, which has already been extended to the side, has space for further extension and is being sold with the benefit of having NO UPWARD CHAIN. Set in large gardens with a garage and extensive parking, an early viewing is highly recommended.

- Substantial detached village home
- Hall, cloakroom, sitting room, dining room, study
- Kitchen, utility, conservatory, studio
- 4 Good sized bedrooms, family bathroom
- Oil fired central heating, uPVC sealed unit glazing
- Large gardens, garage, extensive parking. CHAIN FREE

Guide Price £550,000

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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.

If you have been looking for a property you can really put your 'own stamp on' this CHAIN FREE home might be ideal. Whilst potential buyers could simply make a few cosmetic improvements to enjoy this lovely house, we believe it also provides the opportunity to be further extended (subject to consent).

On the ground floor: A spacious hallway with cloakroom off, gives access to the kitchen and all reception rooms. The large dual aspect sitting room has an open fireplace and doors which open up into a sizeable conservatory. The dining room is completely separate but could potentially be opened up into the kitchen to provide 1 large family space. There is a large utility room leading off from the kitchen which houses the oil fired boiler. Finally, there is a separate study.

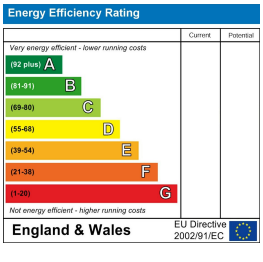
On the first floor: A spacious landing leads to all 4 bedrooms and the family bathroom.

Outside: A driveway provides parking and a turning for a number of cars and gives access to the single garage. To the side of the garage is a large studio with a conservatory-style extension - this space could have a variety of uses.

A side access leads to the enclosed rear gardens which are of a very generous size and are laid extensively to lawn and bordered by mature trees. There is a large patio area and a variety of established shrubs.

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 Way. At the bottom of the road turn right at the T junction into Hornbeam Drive and then next 2nd right turning into Hazel Drive. The property will can be found tucked away at the top of the road, on the left.

Entrance Hall
Cloakroom
Sitting Room 19'2 x 11'11 (5.84m x 3.63m)
Conservatory 11'10 x 10'0 (3.61m x 3.05m)
Dining Room 11'11 x 9'11 (3.63m x 3.02m)
Kitchen 11'11 x 7'10 (3.63m x 2.39m)
Utility 12'2 max x 9'5 (3.71m max x 2.87m)
Study 9'5 x 7'11 (2.87m x 2.41m)
Landing
Bedroom 1 12'9 x 11'0 (3.89m x 3.35m)
Bedroom 2 11'11 x 9'11 (3.63m x 3.02m)
Bedroom 3 11'11 x 8'10 (3.63m x 2.69m)
Bedroom 4 9'8 x 6'11 (2.95m x 2.11m)
Bathroom 10'11 x 5'10 (3.33m x 1.78m)
Garage 16'9 x 8'7 (5.11m x 2.62m)
Studio 16'8 max x 14'10 max (5.08m max x 4.52m max)



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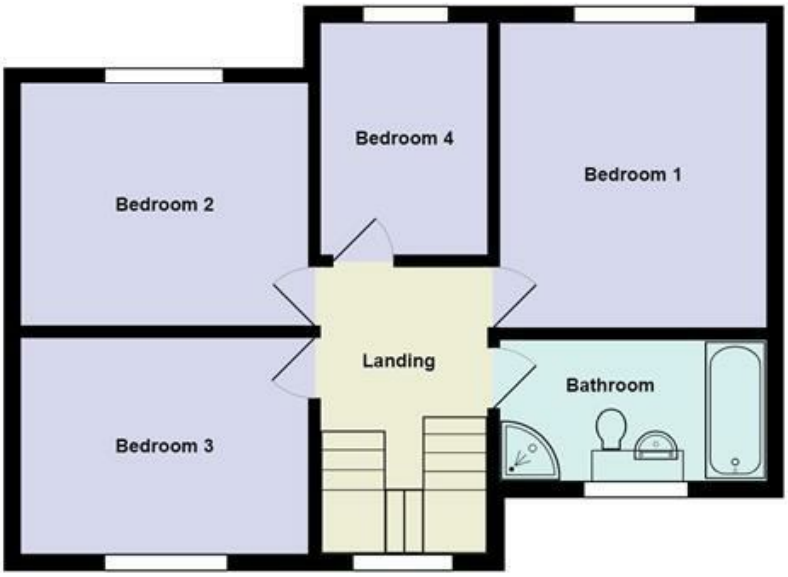
Bedroom 4
Bedroom 1
Bedroom 2
Landing
Bathroom
Bedroom 3

Conservatory
Utility Room
Dining Room
Kitchen
B
Sitting Room
Study
Reception Hall
WC
Garage
Studio

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