Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

9 Hornings Park, Horringer, Bury St Edmunds, Suffolk, IP29 5AL

Offered for sale CHAIN FREE, this attractively presented detached house has been much improved by the present owners and occupies a superb setting within the much sought after village of Horringer.

The property was built in 2007 and although modern, still affords a good deal of character, with particularly well-proportioned rooms and lots of natural light. Set in private, established gardens with ample parking and a garage, an early internal inspection of this lovely home is highly recommended.

- Superbly presented detached house in a lovely village setting
- Spacious reception hall, deep bay fronted sitting room with woodburner
- Cloakroom, utility, well appointed kitchen/family room
- Large master bedroom with en suite, 2 further bedrooms
- Oil fired central heating, upvc sealed unit glazing
- Attractively landscaped gardens, garage and parking

Offers In Excess Of £475,000

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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. 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, provides extremely well-appointed accommodation, with the emphasis on well-proportioned rooms rather than lots of smaller ones. The house is being sold with the benefit of NO ONWARD CHAIN and is served by oil fired central heating and uPVC sealed unit glazing.

On the ground floor, an impressive reception hall, with cloakroom off and understairs cupboard leads into the stunning dual aspect sitting room. The solid wood floor and multi-fuel burner give the cosy feel of a much older house, whilst the deep bay window floods the room in natural light.

The kitchen/family room is another dual aspect room with glazed double doors which open into the garden. It has recently been refurbished with new units, including a carousel unit, a new dishwasher and a new induction hob. The lighting has been upgraded and the flooring replaced with smart ceramic floor tiles which have a stylish wood effect. The well-equipped kitchen includes a built-in fridge freezer and double oven, The dining area is large enough to take both a table and sofa. There is a separate utility room/pantry, which is set out with storage shelves and handy workspaces. There is space for a washing machine and a tumble dryer with exterior venting. An additional door leads to the outside.

On the first floor: a spacious landing area leads to all 3 bedrooms and the family bathroom with an extra large bath and with a new digital shower and a new sink unit/mixer tap. The master bedroom is of a very generous size and includes an en suite shower room again with a newly-fitted shower, a new sink unit/mixer tap and a newly-installed heated towel rail.

Outside
The gardens to both the front and rear of the property have been professionally 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 shaped lawn, a wide variety of mature shrubs and trees, together with a large stone patio and further raised decked terrace with pergola over. A rear pedestrian access leads to the large timber-framed garage which has light and power connected and a high pitched roof for 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.

Reception Hall 12'5 x 9'9

Cloak Room

Sitting Room 18'5 x 14'6 into bay

Kitchen/Family Room 18'5 x 12'6 min

Utility

First Floor Landing 10'9 x 9'9 (3.28m x 2.97m)

Master Bedroom 18'5 x 12'6

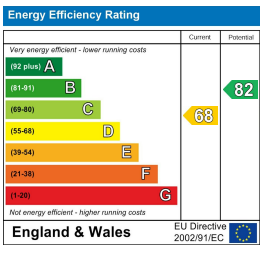
Ensuite

Bedroom 2 11'4 min x 10'3

Bedroom 3 12'10 max x 7'10

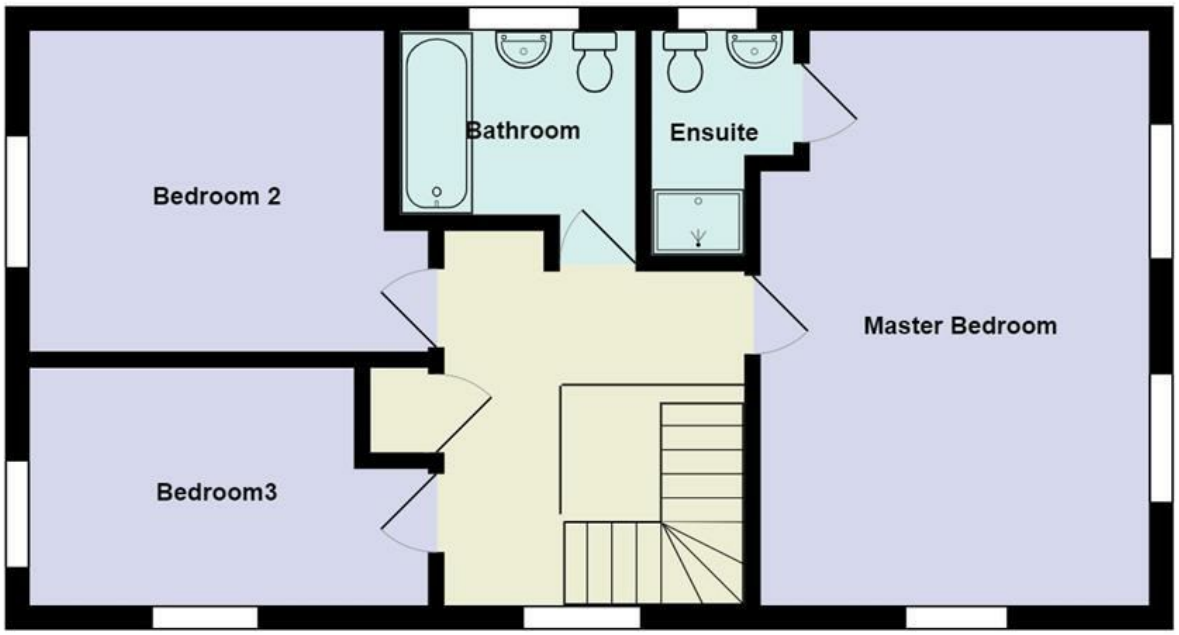
Bathroom

Garage



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 fitting. 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 web site, please contact our offices immediately.

Sitting Room
Reception Hall
Kitchen / Family Room


Bedroom 2
Bathroom
Ensuite
Master Bedroom
Bedroom3

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