Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

72 Horringer Road,
Bury St. Edmunds, IP33 2DR

Guide Price
£450,000

A superb family home offering a lovely blend of character and well-appointed accommodation

This lovingly refurbished semi-detached home is situated in a highly sought-after location on the western edge of town, close to a range of local amenities and within around a mile from the town centre.

Dating back to the early 1930s, the property has been thoughtfully modernised to an exceptional standard and now offers a stylish and comfortable range of accommodation, making it ideal for modern family life.

Set within generous, well-established gardens, the home also benefits from a single garage and ample off-street parking.

With lots of natural light, good ceiling heights, and a 'high-end' finish, this really is a 'must-see' home.

- Fabulous 1930s semi detached family home
- Occupying a popular and well served location
- Bay fronted sitting room with wood burner
- Stunning kitchen/diner with bi folding doors
- 3 Good sized bedrooms, refitted bathroom
- Gas heating, potential for loft conversion
- Large mature gardens, parking & garage
- Superbly refurbished - viewing essential

The property benefits from high-quality replacement sealed unit double glazing and gas-fired central heating, complemented by a pressurised hot water system.

Finishing touches include new carpeting to the first floor and Karndean oak-effect luxury vinyl tile flooring in the reception hall and kitchen/diner. In more detail, the accommodation comprises:

Ground Floor:
An original brick-arched porch opens into a spacious reception hall with the original front door with side panels and a beautifully restored staircase. The bay-fronted sitting room is a warm and inviting space, enhanced by a feature fireplace with an inset wood burner.

The dual-aspect kitchen/breakfast room spans over 20 feet and boasts an open-plan layout with Shaker-style units, quartz worktops, and a matching breakfast bar. Integrated appliances include an oven, hob, and dishwasher. A side door leads to the garden, while an understairs cupboard offers useful storage.

The dining area features matching cabinetry, quartz surfaces, an integrated fridge-freezer, and a second fireplace with a wood-burner. There is ample room for a large dining table, and full-width bifold doors open onto a new decked terrace, ideal for seamless indoor-outdoor living.

The kitchen/dining space is the heart of the home - both practical and stylish, perfect for modern family life and entertaining.

First Floor:
A bright landing leads to three well-proportioned bedrooms, with Bedroom 1 featuring a large bay window. The refitted family bathroom includes contemporary fixtures for a sleek finish. A loft hatch offers access to a spacious attic, ideal for conversion (subject to relevant permissions).

Outside:
The front garden is enclosed by mature hedging and fencing, with ample parking, turning space, and access to a single garage.

The fully enclosed rear garden is a highlight - generous, private, and established. Mostly laid to lawn, it includes a utility room housing the boiler, an original outside toilet, and a unique air raid shelter - ideal for storage or better still a wine cellar!

COUNCIL TAX - BAND D - West Suffolk
ENERGY PERFORMANCE RATING - D
SERVICES - Mains water, electricity, gas and drainage
BROADBAND - Ofcom states Ultrafast broadband is available
Mobile - Ofcom states all mobile phone providers are likely
WHAT3WORDS ///mascot.educates.animals

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