

THE
**Mortimer
& Gausden**
PARTNERSHIP



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

Offers In Excess Of
£375,000

THE
PARTNERSHIP

Charming townhouse with extensive gardens, off-road parking and a stunning open-plan extension

Believed to date back to the early Victorian era and originally formed from two cottages, this unique townhouse has been thoughtfully combined and substantially extended to create a deceptively spacious family home.

Occupying a highly convenient setting, the property is within easy reach of a parade of shops, well-regarded schooling and the West Suffolk Hospital, whilst the historic town centre is approximately a 15-minute walk away.

Offering an excellent combination of character, charm and modern convenience, the house enjoys light and airy accommodation throughout.

A particular highlight is the impressive open-plan kitchen/dining/family room, featuring a vaulted ceiling, roof lanterns and French doors opening onto the gardens, creating a superb space for everyday living and entertaining. With 3 double bedrooms, generous reception space and beautifully maintained gardens, this individual home must be viewed internally to be fully appreciated.

- Charming townhouse of individual character
- Originally 2 cottages combined and extended
- Spacious sitting room with woodburner
- Superb open-plan kitchen/dining/family room
- Cloakroom, 3 double bedrooms, bathroom
- Extensive rear gardens, off road parking
- Internal viewing highly recommended



The property benefits from gas-fired central heating and sealed unit glazing and, in more detail, comprises:

Ground Floor

The front door opens into a spacious sitting room, a comfortable and welcoming reception space featuring a woodburning stove as its focal point.

Beyond the sitting room is a further family room, providing excellent flexibility for family life and offering additional space for relaxing, working from home or entertaining guests. A cloakroom also leads off this area.

To the rear of the property is an outstanding open-plan kitchen/dining/family room. Flooded with natural light with French doors opening onto the garden, this impressive room forms the heart of the home. The kitchen is fitted with a range of modern units and worktop surfaces and includes a built-in oven, hob, extractor hood and integrated dishwasher. There is ample space for dining and informal seating, making it ideal for both everyday living and larger gatherings.

First Floor

The first floor provides 3 generously proportioned double bedrooms, all enjoying a light and airy feel. The bedrooms are served by a family bathroom fitted with a modern suite. We understand the loft is quite large, providing useful storage.

Outside

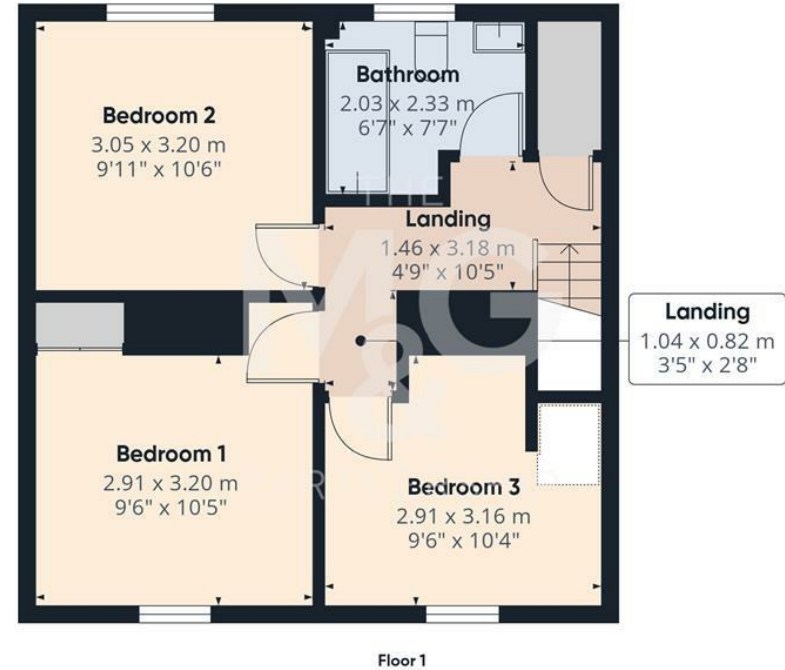
To the front of the property is a private parking area providing valuable off-road parking for 2 cars.

The rear gardens are a particularly attractive feature of the property, extending to a considerable length and offering plenty of space for families, keen gardeners and outdoor entertaining. Immediately to the rear of the house is a beautifully landscaped area incorporating both decking and paved terraces, creating ideal spots for relaxing and al fresco dining - there is even an outdoor shower!

Beyond this is an extensive lawned garden bordered by mature planting and established trees, providing a lovely sense of space and seclusion. The garden also benefits from a side pedestrian access.

COUNCIL TAX -BAND B, COUNCIL - West Suffolk
ENERGY PERFORMANCE RATING - TBC
SERVICES - Mains water, gas, electricity and drainage.
BROADBAND -Ofcom states ultrafast is available
Mobile - Ofcom states all mobile providers are likely.
WHAT3WORDS ///scouting.tickling.index





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