Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

65 Horringer Road, Bury St. Edmunds, Suffolk, IP33 2DQ

SIMPLY STUNNING – This surprisingly spacious detached chalet really is quite a find. Set in large gardens and offering an exceptional range of accommodation, this lovely home also includes a SEPARATE ANNEXE.

The property has been appointed to a high standard and has a very flexible layout. All rooms are of a good size and enjoy lots of natural light. The annexe has in the past been used as an Air B & B but would also be ideal for extended families or those people working from home.

- Spacious and well appointed detached chalet
- Providing flexible accommodation including an annexe
- Occupying a popular and well served non estate setting
- Hall, cloakroom, sitting room, large kitchen breakfast room
- Family room, ground floor bedroom, utility, large conservatory/dining room
- Garage, extensive parking, large south east facing gardens

Guide Price £562,500

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General Information

Located on the favoured western side of Bury St. Edmunds, the property is about a mile from the town centre and within walking distance of the West Suffolk Hospital. There is a small parade of shops very close by which includes a Tesco Express. There is also a popular public house/restaurant at the bottom of the road. Bury St. Edmunds offers an extensive range of educational, recreational and shopping facilities. The A14 provides a fast route to Ipswich, Cambridge and London (via the M11)

This stylish detached home was extended and fully refurbished a few years ago to an exceptionally high standard and is somewhat larger than you might expect from the outside. The property, which is served by gas fired central heating and uPVC sealed unit glazing, has a very flexible layout and would be ideal for couples and families alike.

On the ground floor: The spacious entrance hall has a built-in cupboard and a staircase to the first floor. The cloakroom has built-in storage which houses the boiler and water softener. This room possibly has enough space to add a shower cubicle if required. The sitting room has a dual aspect and double doors which open up into the family room. There is a downstairs double bedroom leading off the hallway.

The kitchen/breakfast room is a very sociable space and has doors leading into both the conservatory and utility room. The kitchen provides extensive cupboards, worktop surfaces and large breakfast bar. There is a built-in fridge, 2 Bosch ovens, induction hob and integrated dishwasher. The conservatory/dining room overlooks the garden and includes space for both dining and seating areas.

On the first floor: The galleried landing area has lots of natural light and gives access to 2 bedrooms and a shower room. The master bedroom includes excellent storage and a smart en-suite shower room.

Annexe
To the rear of the garage is a very useful annexe building which includes an en suite shower, sitting room and bedroom area.

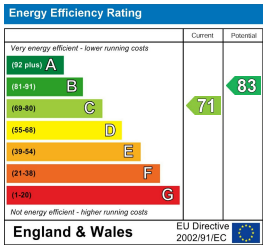
Outside
The property occupies an elevated position set back from the road. A good sized driveway provides ample parking and turning for a number of cars and gives access to the single garage.

The generous sized rear gardens enjoy a sunny southeast facing aspect and are planted with a variety of mature shrubs and trees. Laid extensively to lawn with 2 useful garden sheds and a raised vegetable plot. There is a sheltered patio area immediately to the rear of the property providing a lovely space to relax and entertain. There is a quality outdoor lighting system throughout the garden which highlights many of the more structural plants and the patio itself.

Council Tax Band E.

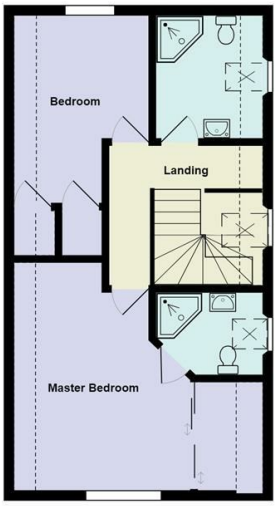
Directions:
From the town centre proceed along Westgate Street, crossing over the roundabout with Parkway into Out Westgate. At the traffic lights continue straight over into Horringer Road. The property will eventually be seen on the left-hand side, marked by our for sale board

Entrance Hall
Cloakroom
Sitting Room 16'1 x 13'10 (4.90m x 4.22m)
Family Room 11'11 x 10'10 (3.63m x 3.30m)
Kitchen/Breakfast Room 21'11 x 10'2 max, 8'10 min (6.68m x 3.10m max, 2.69m min)
Utility 6'9 x 6'1 (2.06m x 1.85m)
Conservatory/dining room 15'2 x 13'10 (4.62m x 4.22m)
Bedroom 2 11'10 x 10'4 (3.61m x 3.15m)
First floor landing
Bedroom 1 15'8 max x 12'7 (4.78m max x 3.84m)
En Suite Shower
Bedroom 3 12'8 max x 9'3 max (3.86m max x 2.82m max)
Shower room 8'3 x 7'4 (2.51m x 2.24m)
Annexe
Annexe living area 9'9 min x 9'5 (2.97m min x 2.87m)
Annexe sleeping area 6'6 x 6'3 (1.98m x 1.91m)
Annexe shower room
Garage 17'10 x 9'5 (5.44m x 2.87m)



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.

Ground Floor



First Floor

Annexe

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