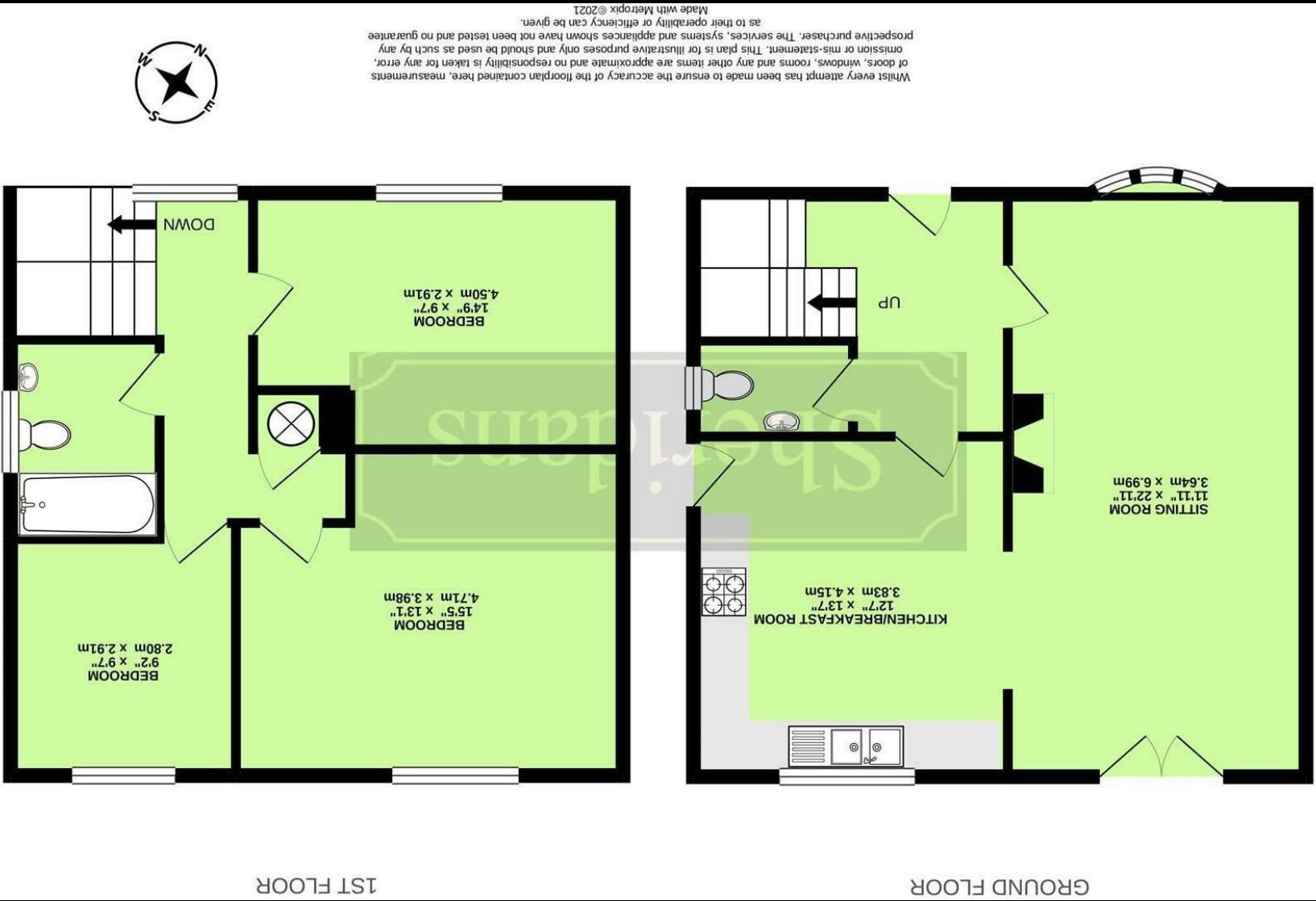


These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.





Horringer Road, Bury St. Edmunds IP33 2DG

Offers In Excess Of £395,000

Sheridans are delighted to offer for sale this well presented detached three double bedroom house with scope for extension subject to planning with no onward chain. This delightful home offers good sized accommodation comprising entrance hall, cloakroom, sitting room, kitchen/breakfast room, three double bedrooms and family bathroom. Driveway offering ample parking and garden to front and back. Benefits from gas fired central heating and double glazing.

Accommodation in brief is as follows: Entrance hall with stairs rising to first floor with storage under. Cloakroom comprises of a low level wc and wash hand basin with pedestal. Tiled flooring. Radiator. Obscured window to side aspect. The sitting room is dual aspect with a double glazed window to front and French doors to rear garden. Feature fireplace with inset wood burning stove and tiled hearth. Two radiators. Italian marble tiled flooring. Open plan to: the bespoke kitchen/breakfast room with a comprehensive range of handmade base units (Lavenham Joinery) with wooden worktop, tiled splashback and Belfast sink with mixer tap. Slot in cooker with hood above. Space/plumbing for washing machine. Integrated fridge with potential integrated space for slim line dishwasher. Radiator. Tiled flooring. Double glazed window to rear aspect with door to side. Landing area with a double glazed window to front aspect. Airing cupboard housing water cylinder. Loft hatch.

Bedroom one has two double glazed windows to rear aspect. Radiator. Wooden flooring. Bedroom two has a double glazed window to front aspect. Radiator. Wooden flooring. Bedroom three has a double glazed window to rear aspect. Radiator. Wooden flooring. Bathroom comprises of a fully tiled bath with hot/cold taps and electric shower over, glass shower screen, low level wc and washbasin with pedestal. Obscured double glazed window to side aspect and wooden flooring.

Outside

To the front of the house the driveway offers ample parking with gravel area, patio and well stocked flowerbeds. Fully enclosed hardscaped garden to rear with planted borders and gates giving access to front aspect.

Location

The property is perfectly situated in a quiet area within a stones throw of local shops and the West Suffolk Hospital as well as walking distance of the historic town centre. It is close to well-regarded schools and sports facilities, and uniquely independent shops (as well as well known high street stores, and including a Waitrose supermarket just a short walk away), and the beautiful parks, cinemas, theatres and restaurants for which the town is famously known as the 'jewel in the crown of Suffolk'. The house is close to everything that gives Bury its distinct reputation for bringing together the best of old and new, with its rich history and its broad range of venues for dining, shopping and relaxing. These include an impressive fresh produce market every Wednesday and Saturday. The town is renowned for its beautiful Cathedral and for the leafy and floral Abbey Gardens with its impressive medieval ruins, all just a short stroll down from the colourful boutiques and cafe culture of the town centre.

It is easy to see why people want to settle in Bury and make it their home. This property is close to the excellent rail and road networks which make London and Cambridge easily commutable, along with giving access to the fine range of town, country and coastal destinations of East Anglia. Additionally, for international destinations, Stansted Airport is only about an hour's door-to-door journey from the house.

Directions

Leaving the town centre via Westgate Street proceed over the

- Three bedroom detached house
- Large dual aspect sitting room
- Bespoke kitchen/breakfast room
- Downstairs cloakroom
- First floor bathroom
- Low maintenance rear courtyard garden
- Driveway with ample space for parking
- No onward chain

roundabout onto Out Westgate. Follow Out Westgate to it's conclusion and continue onto Horringer Road where the property can be found after a short distance on the left hand side.

Services

All mains services connected. Council tax D.

