



Hawthorn Drive, Horringer, Bury St. Edmunds, Suffolk, IP29 5SS

**MARK · EWIN**  
BURY ST EDMUNDS



Offered for sale with NO ONWARD CHAIN is this four bedroom detached house situated along a quiet cul-de-sac position in the popular and sought after village of Horringer. Horringer's location offers easy access to Bury St Edmunds with its wealth of recreational, educational and shopping facilities whilst the village maintains its own amenities such as pre-school and primary school, two public houses, community centre and playground as well as access to Ickworth Park.

On the ground floor, the property offers a spacious hallway which leads into the sitting room with views to the rear garden. The kitchen/breakfast room leads into the utility room and access to the garage. There is a downstairs cloakroom and large cupboard space for ample storage.

On the First Floor, a large staircase leads to a light and airy landing. There are four spacious bedrooms. There is a family bathroom which completes the accommodation upstairs.

Outside the property offers a private garden laid mainly to lawn and patio area. To the front, there is an extensive frontage and a driveway for off road parking which leads to the garage.

#### Additional Information:

Tenure: Freehold

EPC Rating: TBC

Council Tax Band: E Mobile Coverage: EE, O2 & Vodafone are listed as 'Limited' in this area (Source Ofcom) Broadband: Standard & Superfast are available in this area via Openreach. (Source Ofcom) Services: Mains Electric, Water & Drainage. Heating offered via oil central heating. (Please note that none of these services have been tested by the selling agent.)



#### Directions

Leaving Bury St Edmunds via the A143 (Horringer Road), continue into the village of Horringer, take the left turning into Meadow Drive, follow the road to the bottom and then turn right onto Hornbeam Drive. Take the next right onto Hawthorn Drive and the property will be found on your right-hand side.

#### Location

Horringer village has a thriving community with a public house, primary school, community centre, a picturesque church and quite significantly the Ickworth Park and Rotunda which is managed by the National Trust. The historic market town of Bury St Edmunds is approximately 2 miles away and provides an excellent range of schooling, shopping, cultural and recreational facilities. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.



## Accommodation:

Entrance Hall

Sitting & Dining Room 22' 10" x 12' 10" (6.95m x 3.92m)

Kitchen 12' 0" x 12' 6" (3.65m x 3.80m)

Utility 5' 5" x 8' 11" (1.64m x 2.71m)

First Floor Landing

Bedroom One 10' 8" x 15' 2" (3.25m x 4.62m)

Bedroom Two 11' 11" x 9' 2" (3.63m x 2.79m)

Bedroom Three 8' 11" x 9' 2" (2.72m x 2.79m)

Bedroom Four 8' 10" x 6' 10" (2.70m x 2.09m)

Family Bathroom 7' 1" x 6' 1" (2.16m x 1.86m)

Garage 16' 9" x 8' 11" (5.11m x 2.71m)

## Additional Information:

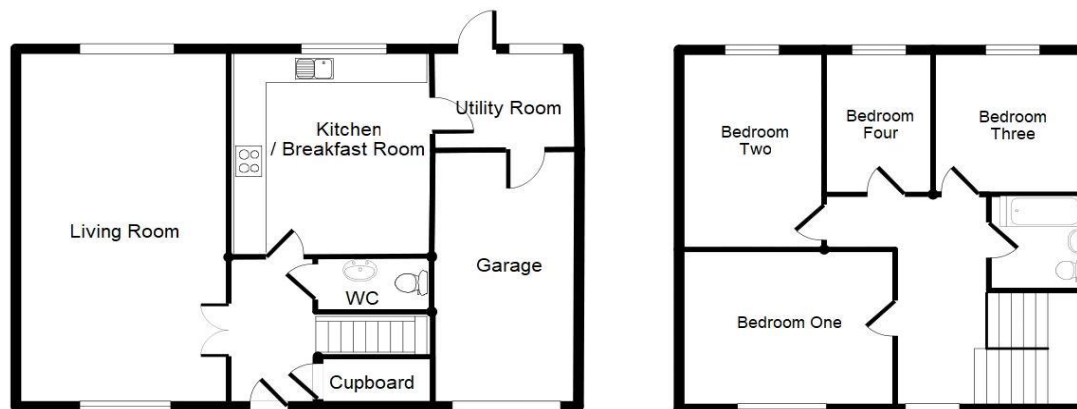
Council Tax Band: E

EPC Rating:

Tenure: Freehold

**Guide Price £425,000**  
**Freehold**





For identification only - Not to scale  
(c) Visual Floor Planner

**MONEY LAUNDERING REGULATIONS 2003:** Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**PLEASE NOTE:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

[www.markewin.co.uk](http://www.markewin.co.uk)

01284 217530 team@markewin.co.uk

77 St Johns Street, Bury St Edmunds

Suffolk, IP33 1SQ

