



23 Hornings Park  
Horringer | Bury St. Edmunds | IP29 5AL

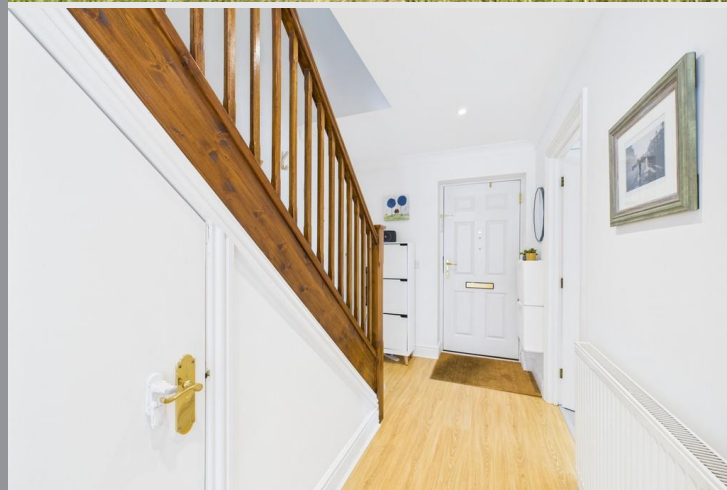
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# 23 Hornings Park

This beautifully presented home has been thoughtfully updated by the current owners, offering stylish and comfortable living throughout. Recent upgrades include a brand-new contemporary kitchen, a modern air source heat pump for energy-efficient heating, and a charming wood-burning stove that brings warmth and character to the living space. The loft has been fully converted and insulated, providing excellent additional storage, while outside, a newly laid Indian sandstone patio creates a smart, low-maintenance garden. The property features three well-proportioned bedrooms and a modern family bathroom, making it an excellent choice for a range of buyers looking for a comfortable and move-in-ready home.

Situated in the sought-after village of Horringer, the property enjoys views over a green and is in a desirable location within walking distance of the stunning National Trust Ickworth Park.







# Step Inside

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Stepping inside, you are welcomed into a central hallway that provides access to all areas of the home. To the left is the stylish Kitchen/Breakfast Room, which has been recently refurbished with modern shaker-style wall and base units. It features integrated appliances including a washer & dryer, fridge/freezer, ceramic sink, and a range cooker with an extractor hood above. A lovely bay window allows natural light to flood the space, while also offering room for a breakfast table, creating a bright and sociable setting for everyday meals. Further along the hallway is a convenient cloakroom, complete with WC and hand wash basin. At the rear of the property, the spacious living room has been tastefully finished and includes a contemporary wood-burning stove, windows to the side and rear aspects, and French doors that open directly onto the garden. This versatile space comfortably accommodates both lounge and dining areas, making it ideal for entertaining or family life.

Ascending to the first floor, the landing provides access to all three bedrooms and houses the entrance to the loft. Bedroom One is a generously sized double room with triple-aspect windows and a built-in storage cupboard. Bedroom Two serves well as a guest room, with pleasant views to the side and rear, while Bedroom Three offers an ideal space for a child's bedroom or a home office. Completing the first floor is the family bathroom, fitted with a WC, hand wash basin, and an inset bath with a shower attachment over.









# Step Outside

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Stepping outside, the property boasts a new garden shed and newly laid Indian sandstone patio that extends across the entire garden, creating a stylish and low-maintenance outdoor space. The garden is fully enclosed with secure fencing and features a rear gate for convenient access. French doors from the property open directly into this inviting area, perfect for entertaining.

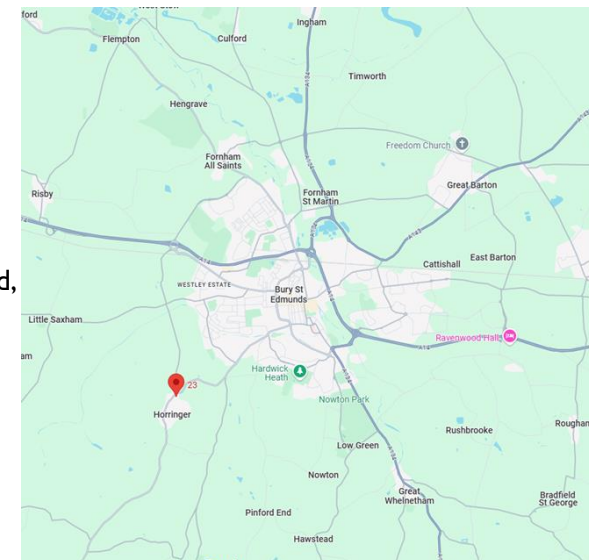
The home includes one allocated parking space, with additional on-street parking available. To the front, the property enjoys views over a picturesque green space and is ideally situated within walking distance of the stunning National Trust's Ickworth Estate.

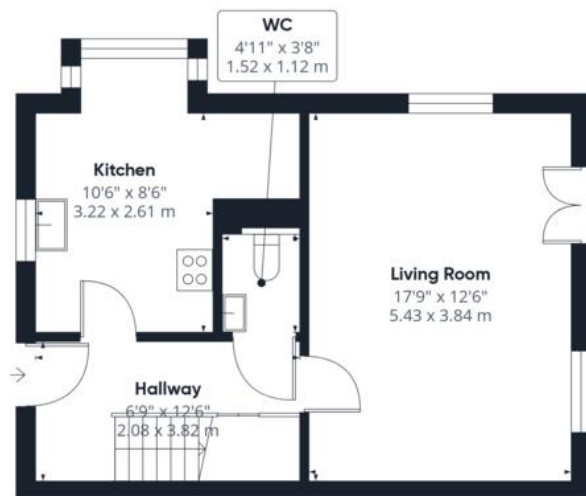


## Location

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The pretty village of Horringer provides local amenities including a village hall, parish church, two public houses and Ickworth Park which is a stunning hotel and country house standing within breath taking parkland, providing wonderful walks for the public. Horringer is situated approximately two miles from the historic market town of Bury St Edmunds.





Ground Floor



Floor 1

Approximate total area<sup>®</sup>  
872 ft<sup>2</sup>  
80.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS  
3C standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

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## Services

- EPC – C
- Council Tax Band – D
- Mains Water
- Mains Electric
- Mains Drainage
- Air Source Heat Pump
- Wood Burner
- Service Charge PA - £377



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. [Registered in England and Wales. Company Registered Address:- Chiltern House, 36 High Street, Brandon, IP27 0AQ.](#)



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