



57 Horringer Road
Bury St. Edmunds | IP33 2DQ

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Seller Insight

Situated on the western side of historic Bury St Edmunds, this beautifully restored detached chalet-style home offers spacious and versatile contemporary living. Set within landscaped gardens of around 0.20 acres (sts), the property now provides two first floor bedrooms, one with en suite, plus four ground floor bedrooms including a guest suite. A family bathroom with walk-in shower completes the ground floor.

The highlight of this home is the impressive kitchen/dining/family room to the rear, featuring bi-fold doors opening onto a south-facing sun terrace and gardens. The kitchen is fitted with extensive cabinetry, an island breakfast bar, integrated appliances and Karonia acrylic work surfaces, with a separate utility room adjoining.





Step Inside

Step inside and you are welcomed by a generous hallway, finished with herringbone wood-effect flooring that flows through to the main living spaces. Off the hall are four well-proportioned double bedrooms, each newly carpeted and offering the flexibility to serve as guest rooms, a study, or even a cosy snug. One of the bedrooms enjoys its own ensuite shower room, while a stylish family bathroom with separate walk-in shower serves the remaining rooms.

At the heart of the home lies the stunning kitchen/dining/family room a contemporary space designed for modern living. Flooded with light from roof lanterns and wide bi-fold doors, it enjoys a seamless connection to the south-facing terrace and landscaped gardens beyond. Underfloor heating and the same herringbone flooring make this an inviting space year-round, perfect for family gatherings or entertaining. The kitchen itself is beautifully appointed with extensive cabinetry, a central island breakfast bar, integrated appliances and Karonia acrylic work surfaces. From here, a separate utility room provides further practicality, with direct access to the side of the property.

Stairs rise to the first floor where the layout creates the option of a luxurious master suite if desired. The principal bedroom is a generous and light-filled double, enjoying garden views and its own stylish ensuite with walk-in shower and sliding glass door, floating vanity unit, Bluetooth-connected illuminated mirror and WC. Completing this floor is a further versatile bedroom with a large Velux window, ideal as a dressing room, home office or nursery.





Step Outside

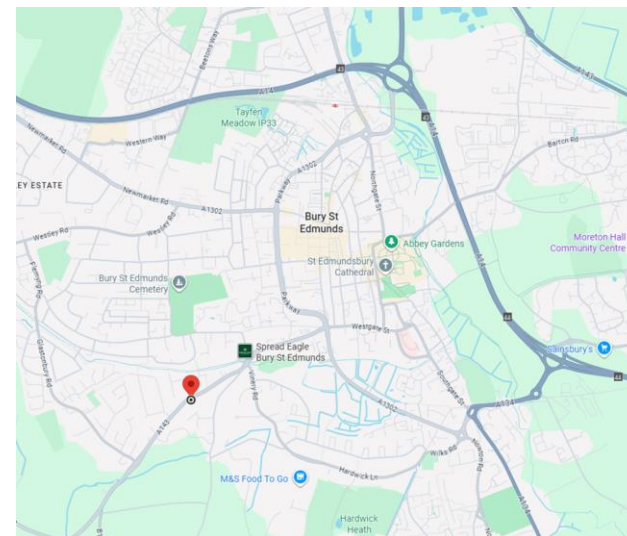
Step outside and the home continues to impress. To the rear, a beautifully landscaped south-facing garden of approximately 0.20 acres (subject to survey) provides the perfect setting for relaxation and entertaining. A porcelain sun terrace runs directly from the bi-fold doors, creating a seamless flow between inside and out and offering an ideal space for summer dining. Beyond, the newly laid turf is bordered by thoughtfully planted beds, all enclosed to provide both privacy and tranquillity.

To the front, the property is approached via a block paved driveway offering ample parking, with access to the garage and side gate leading through to the rear garden.



Location

Bury St Edmunds is a historic market town in Suffolk with richly fascinating heritage. Its striking combination of medieval architecture, elegant Georgian squares and Cathedral and Abbey Gardens provide a distinctive visual charm. This home has excellent access to the A14, A11(M11) and the railway station which has links to mainline services to Cambridge, London's Liverpool Street and Kings Cross.





Ground Floor



Floor 1

Services:

- EPC – B
- Council Tax Band – D
- Mains Drainage
- Mains Water
- Mains Electricity
- 12KW Air Source Heat Pump (7-year warranty)
- 6kw solar panels system installed
- Underfloor Heating in Family room and Utility room

Approximate total area[®]

1954 ft²
181.4 m²

Balconies and terraces

357 ft²
33.2 m²

Reduced headroom

74 ft²
6.9 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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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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