



**3 Meadow Drive,
Horringer, Suffolk.**

**DAVID
BURR**

3 MEADOW DRIVE, HERRINGER, BURY ST. EDMUNDS, SUFFOLK. IP29 5SB

Herringer is an attractive village located just 2 ½ miles from the centre of the Cathedral town of Bury St Edmunds benefiting from both village life and easy access into town. The village is home of Ickworth House and Park, a National Trust property providing a wealth of history, art and spectacular walking facilities. Bury St Edmunds town offers extensive facilities and amenities with exceptional transport links both via road (A14/M11) and local railway (services to Cambridge, Norwich and Ipswich with connections for London).

This exceptionally well-presented link-detached house occupies a lovely position in the heart of one of the areas most favoured villages. The property is just a stones throw from the famous Ickworth Park grounds and is well placed for the primary school, transport links, public houses, etc. The light versatile accommodation is further complemented by a garage, ample parking and charming established garden.

An exceptionally well-presented link-detached home within one of the areas most favoured villages.

ENTRANCE HALL: A light spacious inviting area with useful display recess, storage cupboard and staircase with exposed solid wood treads rising to first floor. Doors to:-

SITTING/DINING ROOM: With a feeling of space created by the open plan aspect into the kitchen/living room and finished with a fireplace that includes a solid oak mantel, tiled hearth and inset log burning stove.

DINING ROOM: With a feeling of space and light given its open plan aspect to the kitchen/living room and doors opening to:-

GARDEN ROOM: A light room with a large wall of glass and bi-folding doors providing views over and access to the garden.

KITCHEN/LIVING ROOM: An exceptional space at the heart of the house divided into two distinct areas with the living area flowing between the dining and sitting room and the kitchen finished with an extensive range of attractive matching modern units and worktops, integrated single drainer sink unit and mixer tap over. There is a large breakfast bar, integrated dishwasher, electric double oven, hob and extractor fan. Space for wine fridge.

CLOAKROOM: Fitted WC and wash hand basin.

First Floor

LANDING: Doors to:-

BEDROOM 1: Overlooking the rear garden and with a door to:-

ENSUITE: Large fully tiled shower cubicle, WC and wash hand basin.

BEDROOM 2: Overlooking fields.

BEDROOM 3: Overlooking the rear garden.

BATHROOM: Attractively tiled and finished with a spa bath, shower attachment, heated towel rail, WC and wash hand basin with storage below.

Outside

GARAGE: A large useful area with personnel door to rear.

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The garden is one of the property's most attractive features, generous in size, established and finished with terracing, a large open expanse of lawn, established trees, a raised circular veranda designed with entertaining/dining Al-fresco in mind.

SERVICES: Main water, drainage and electricity are connected. Oil fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: C - £1,948.51 -2025/26.

EPC RATING: E.

BROADBAND SPEED: Up to 80 Mbps (source Ofcom).

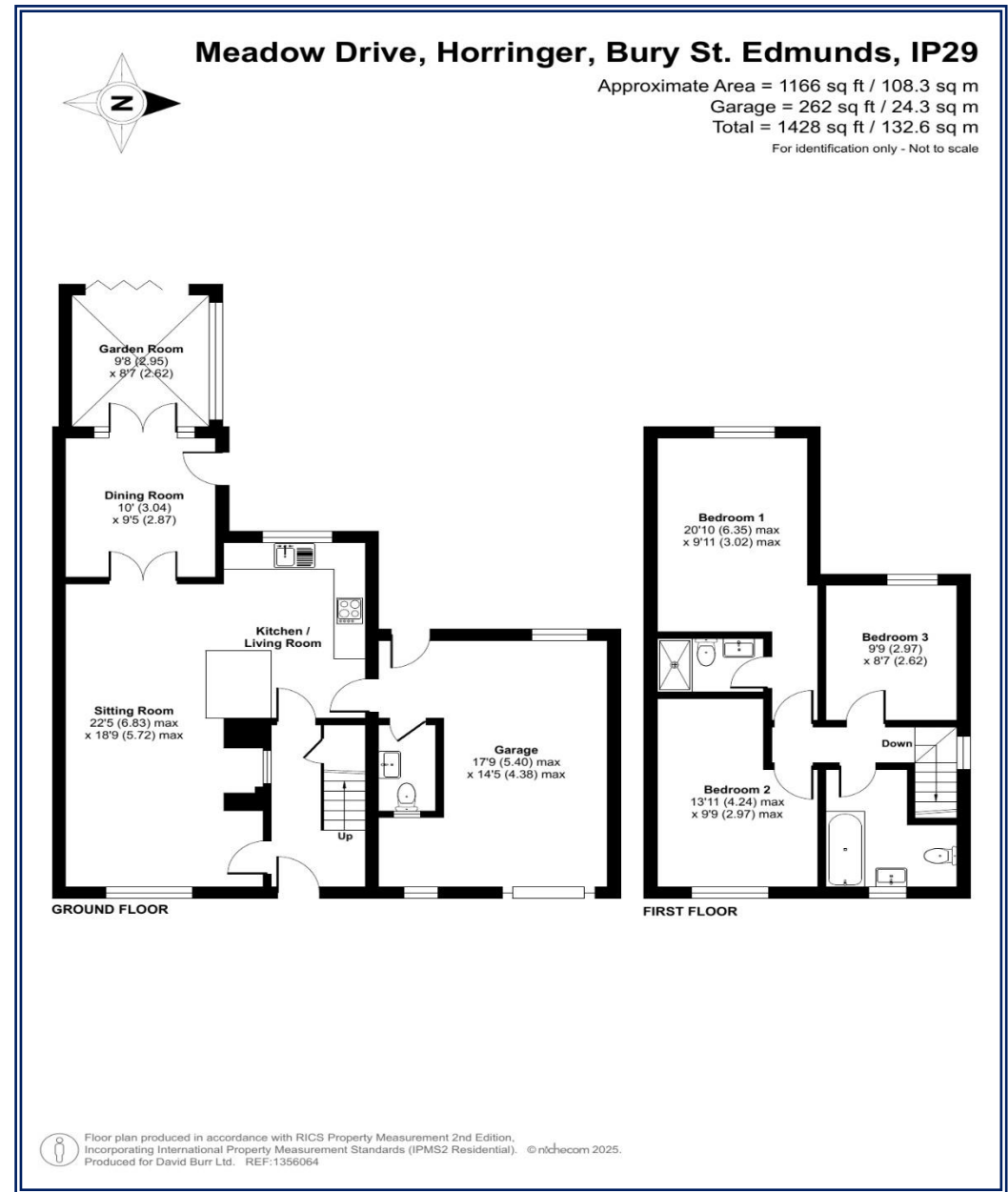
MOBILE COVERAGE: EE and Three – good outdoor. (source Ofcom).

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WHAT3WORDS: ///someone.bulge.qualify.

VIEWING: Strictly by prior appointment only through DAVID BURR Bury St. Edmunds 01284 725525.

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