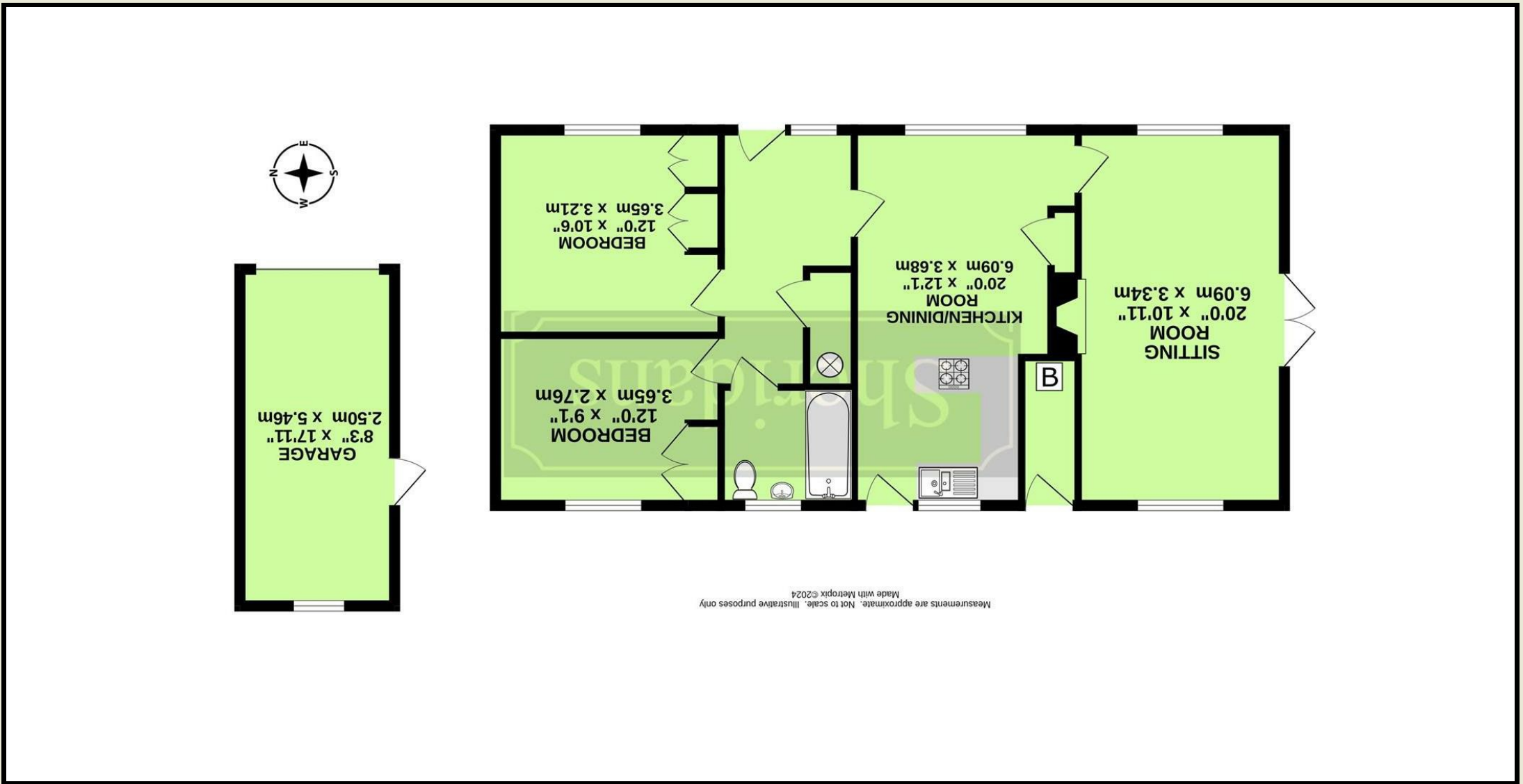


These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents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





The Street, Horringer IP29 5SJ

Guide Price £425,000

A detached single storey home situated only a stones throw from the entrance to the magnificent Ickworth Park in the heart of the highly regarded village of Horringer.

Built of traditional brick construction beneath a tiled roof, this unique detached single storey home enjoys a delightful setting within well screened gardens set back from the road running through the village. The property currently provides convenient ground floor living, yet offers further scope and potential to create a larger home (subject to planning permission and building regulations) whilst situated within one of the areas most sought after locations.

The accommodation is offered with no onward chain and currently comprises of an entrance hall with airing cupboard, loft hatch to large high pitched loft space and door to a dual aspect kitchen/dining room, fitted with a range of units providing drawer and cupboard space beneath preparation surfaces with built in oven and hob. The spacious triple aspect sitting room has a fireplace with veined marble surround and French doors to the southerly aspect and terrace. The two bedrooms have fitted wardrobe cupboards and a family bathroom completes the accommodation.

Outside

The property is approached along a driveway providing off road vehicle parking and access to the detached garage.

The well screened gardens are mainly situated to the front and side and mostly laid to lawn whilst stocked with numerous mature trees, fruit trees and shrubs. To the side is a terrace area providing an ideal area for entertaining and al-fresco dining, enjoying the southerly aspect. All in about .21 of an acre (s.t.s)

Location

The property enjoys a delightful setting set back from the road through the village, close to the entrance to Ickworth Park. Horringer is a pretty and undoubtedly, one of the most desirable villages in the area, with local amenities including a village hall, church, outstanding Ofsted rated primary and pre-school, two public houses and Ickworth House, a stunning National Trust country house and hotel standing within breathtaking parkland, providing wonderful walks for the public. Horringer is situated approximately 2 miles from the historic market town of Bury St Edmunds and offers excellent access to the A14 dual carriageway, linking the east coast ports, Cambridge and London via the M11 motorway.

Directions

When proceeding through Horringer from the direction of Bury St Edmunds, the driveway leading to the property will be found on the right opposite the Six Bells village pub. What3words: ///chipper.rags.dazzling

Services

- Detached single storey home providing great scope and potential to re-model
- One of the best villages close to Bury
- Stones throw from Ickworth Park
- Driveway providing ample parking, garage
- Sitting room with fireplace
- Kitchen/dining room
- Two bedrooms, family bathroom
- Bathroom
- Huge loft space
- Delightful gardens, no onward chain

Mains electricity, water and electricity. Oil fired radiator central heating. Council Tax: West Suffolk Band: C
Broadband speed: Up to 80mbps available (Source Ofcom)
Mobile phone signal for: EE, Three and Vodafone (Source Ofcom)
Flood Risk: No Risk
No onward chain

