



Holly Close, Horringer

Sheridans



Holly Close, Horringer IP29 5SZ

Guide Price £435,000

Great tucked away setting in heart of sought after village.....Detached three bedroomed house enjoying a delightful setting with generous gardens situated within the beautiful village of Horringer.

Built of traditional brick construction beneath a tiled roof and situated at the end of a small close located within a short walk of heart of the village, this detached family home provides accommodation currently in brief comprising an entrance hall with stairs off to first floor and door to the cloakroom. The dining room is an ideal reception for entertaining with bay window overlooking the front gardens and the sitting room is a comfortable reception room for relaxing with stone fireplace and French doors opening to the rear gardens. The kitchen is fitted with a range of modern units providing plenty of drawer and cupboard space beneath preparation surfaces and complemented by built in appliances. From the kitchen a door leads to the rear porch/boot room with door to the garden and to the garage. On the first floor, the landing leads to the three bedrooms all with built in wardrobes which are served by the family bathroom with a bath and a separate shower cubicle, completing the accommodation.

Outside

The house is approached along a driveway providing

ample vehicle parking, turning space and access to garaging. The front gardens are laid to lawn with shrub borders. Side access leads to the large rear gardens which are mostly laid to lawn and include a shed, summer house and paved terrace, creating an ideal area for outdoor entertaining.

Location

The property enjoys a delightful tucked away location on the Meadow Drive development and only a short walk to village centre. Horringer is 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 entering Horringer from the direction of Bury St Edmunds, turn left into Meadow Drive and left again opposite the village school towards Orchard Way. Turn left into Holly Close, where the driveway leading to the property will be found tucked in the right hand corner on

- Delightful tucked away setting in sought after village
- Large rear gardens
- Plenty of vehicle parking, garage
- No onward chain
- Fitted kitchen
- Porch/boot room, cloakroom
- Sitting room
- Dining room
- Three bedrooms, bathroom
- Potential/space to extend (subject to planning permission)

the right.

<https://what3words.com/bubble.rainfall.customers>

Services

Mains electricity, drainage and water. Heating - Oil fired radiator central heating

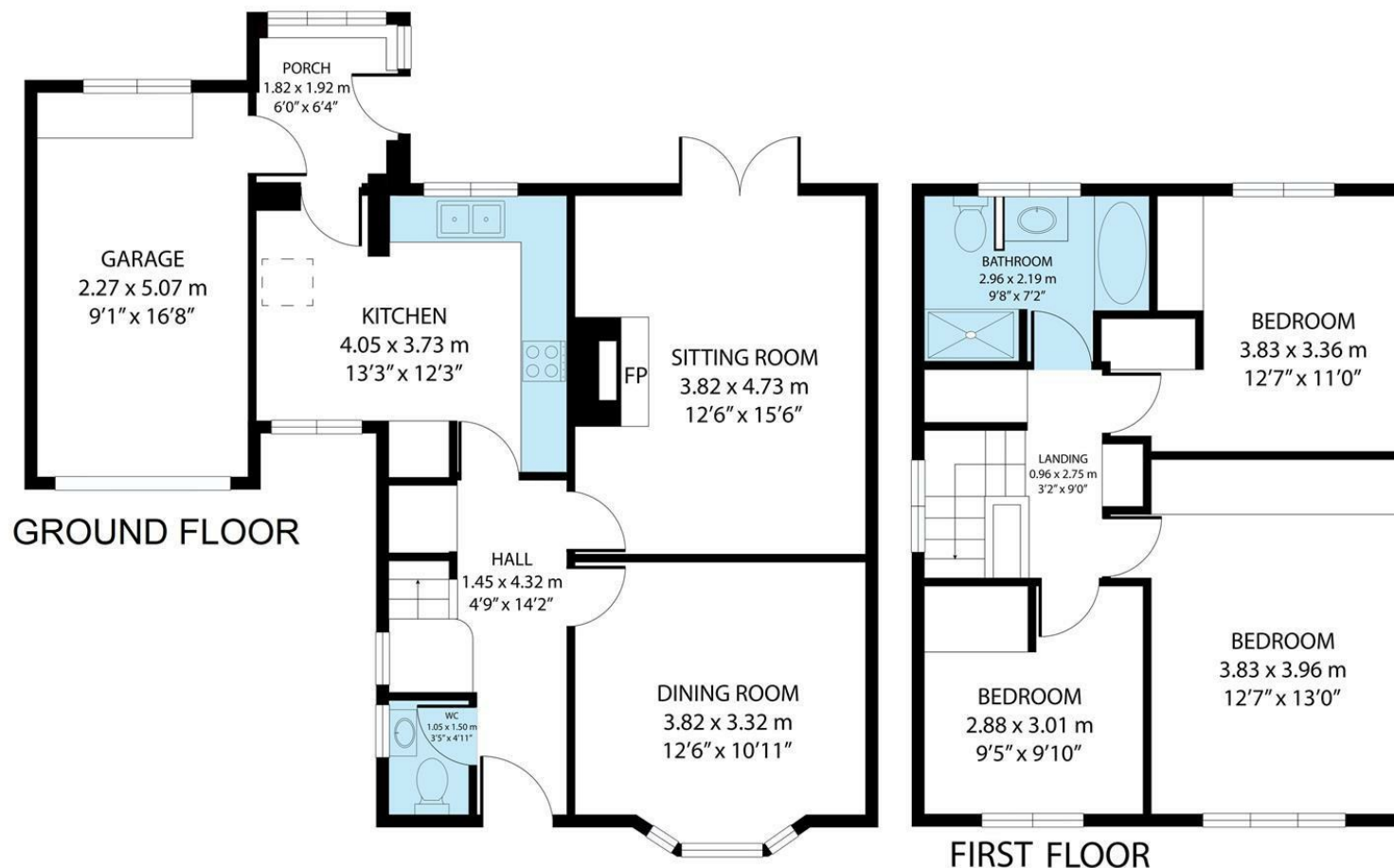
Council Tax: West Suffolk Band: D

Broadband speed: Up to 80 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: Low Risk





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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.

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