



Glebe Close, Horringer, Bury St. Edmunds

Sheridans



An extended 4 bedroom detached home enjoying a quiet tucked away setting within the sought after village of Horringer.

Built about sixty years ago and much improved and extended in more recent years, this delightful individual home, provides a surprising level of versatile accommodation possessing a light and airy atmosphere complemented by well proportioned rooms and generous, well stocked gardens, offering the occupants a good degree of privacy and seclusion.

The property is offered with no onward chain and benefits from oil fired radiator central heating and the accommodation currently in brief comprises a spacious half vaulted reception hall with stairs off to first floor part galleried landing and double doors opening the spacious double aspect sitting room with attractive stone fireplace, sliding glass doors to the rear and French doors opening to the gardens and terrace. The kitchen is fitted with a matching range of units providing plenty of drawer and cupboard space beneath preparation surfaces and complemented by built in appliances. A separate utility room has further units, sink, airing cupboard and door to garden. A separate dining room is ideal for entertaining and could easily be altered with the kitchen to create a large kitchen/dining room if desired. The study has a window to rear and a ground floor bedroom/further reception is a particularly versatile room and the shower room, completes the ground floor accommodation.

On the first floor is a landing leading to the three bedrooms and family bathroom. The principal bedroom has a built in wardrobe

cupboard and en-suite shower. Both the remaining bedrooms have fitted wardrobes.

### Outside

The property is approached along a driveway providing ample vehicle parking and access to the adjoining garaging. To the rear is a large established garden being mostly laid to lawn and stocked with an abundance of flowering plants, shrubs and mature trees. The gardens provide an excellent degree of privacy and include a terrace creating an ideal area for outdoor entertaining and al-fresco dining.

### Location

The property enjoys a delightful setting in a small close situated within a short walk to village centre. 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 entering Horringer from Bury St Edmunds, turn left into Sharps Lane and then right into Glebe Close, where the property will be found further on the left.

3 What Words ///nuance.reference.started

### Services

- An extended detached family home in one of the most sought after villages close to Bury St Edmunds
- Generous well stocked gardens
- Ample parking, attached garaging
- Quiet close setting
- No onward chain
- Galleried reception hall
- Sitting room, dining room
- Study
- Four bedrooms (one on ground floor)
- Bathroom, shower room, en-suite shower

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

Council Tax: West Suffolk Band: D

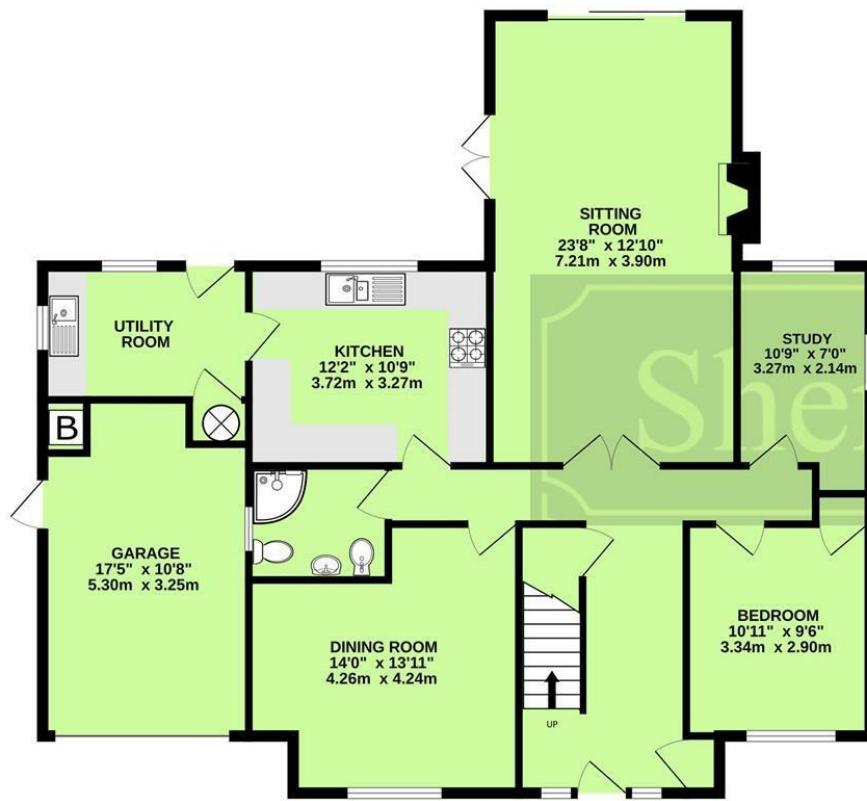
Broadband speed: Up to 80 mbps available (Source Ofcom)

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

Flood Risk: Very Low Risk for rivers and seas



GROUND FLOOR



GLEBE CLOSE HORRINGER

Measurements are approximate. Not to scale. Illustrative purposes only  
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1ST FLOOR



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.

Sheridans Estate Agents

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