

THE  
**Mortimer  
& Gausden**  
PARTNERSHIP



5 Horringer Road,  
Bury St. Edmunds, Suffolk, IP33 2DG

Asking Price  
£475,000

THE  
**MG**  
&  
PARTNERSHIP

## Unique, Double Fronted Home With An Abundance Of Charm

Occupying a prominent position walking distance to the thriving town centre, this immaculately presented, three-bedroom detached family home offers a choice of ever desirable features in any modern day property.

With the original property built in 1901, the property served as the Horringer Road Post Office for many years. After closing in 2004, the Post Office sign was removed, uncovering the central plaque and original name of the property, Margaret House.

The flat roof extension to the rear is believed to be constructed in the 1980s, but was recently refurbished in the past 12 months creating a stunning kitchen-diner. The roof also supports solar panels improving efficiency.

With immediate amenities on the doorstep, including Tesco Express, hairdressers, locksmith and butchers, whilst the town centre, West Suffolk Hospital and schools are all within walking distance, making for a superb location.

- Unique & Extended, Double Fronted Home
- Parking To The Rear
- Stunning Kitchen-Diner Overlooking Rear Garden
- Three Double Bedrooms
- Contemporary Four-Piece Family Bathroom
- Energy Efficient Home With Solar Panels
- Fantastic Location, Walking Distance To Town Centre
- Finished To A Superb Standard Throughout



#### Ground Floor:

Upon entry you are greeted by a sizeable entrance room which can be utilised in a choice of ways, whether this be as coat / boot room courtesy of the fitted storage, or equally a secondary lounge / snug.

From here, you find the office, fitted with sliding barn doors to maximise the available space as well as a bespoke utility store housing the washing machine, tumble dryer, sink and storage behind bifolding doors.

The central hallway holds access to all points of the property, including: Kitchen-diner, cloakroom, lounge, stairs and side access to the property.

Complete with bay window overlooking the front of the property, you find the large lounge with log burner, creating both a charming focal point, and a cosy ambience in the winter months.

The stunning kitchen-diner has been refurbished in the past 12 months, creating an exceptional heart to the home, with 5m triple sliding doors opening onto the private and secluded rear garden, allowing for an abundance of natural light to illuminate the space., further enhanced by the triple aspect. The kitchen has been cleverly designed to maximise both low and eye level storage, including that of the island with breakfast bar, as well as fitted appliances. The remaining space can easily support a large dining table, perfect for families and hosting.

The cloakroom fitted with wc, basin, storage and heated towel rail complete the ground floor.

#### First Floor:

The landing holds access to all three double bedrooms, with the first and second overlooking the front and support bay windows, whilst the third overlooks the rear and includes fitted storage.

The contemporary family bathroom offers wc, shower cubicle, his and hers sinks, rolltop bath, storage, heated towel rail and electric underfloor heating.

#### Outside:

The landscaped rear garden offers both a sizeable patio space complete with porcelain tiles for the perfect alfresco dining area, and lawn with multiple storage spaces. A small retaining wall provides a raised bed to allow for planted greenery, whilst discrete uplighting adds to the overall aesthetic.

Once again, the triple aspect, 5m sliding doors create a wonderful coherence between the two spaces perfect for indoor/outdoor entertaining and living.

Gated access leads to the rear driveway supporting a single driveway with EV charger.

Additional parking can be found on-street.

#### Agent Notes:

Solar Panels

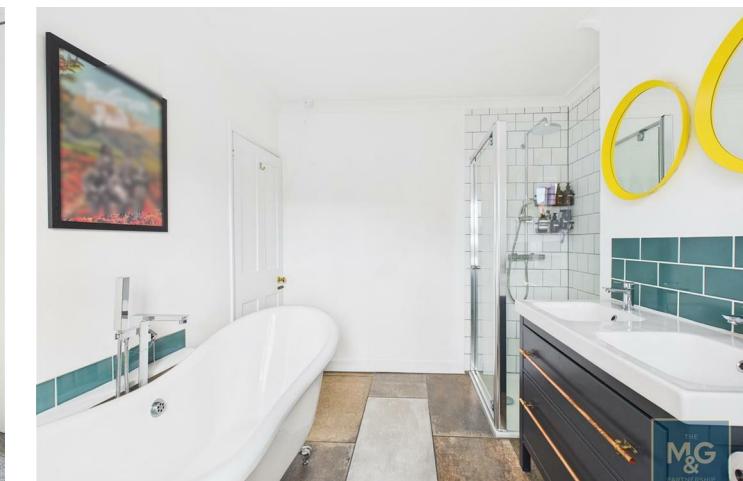
EPC - C

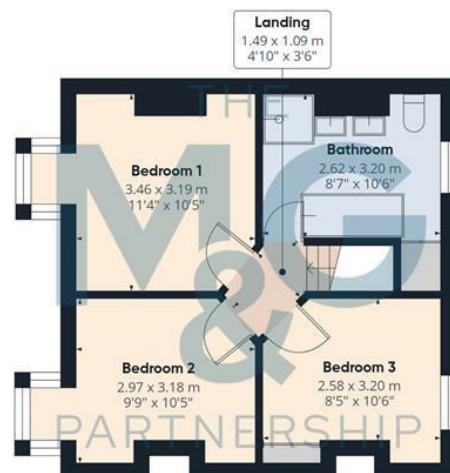
COUNCIL TAX: C

SERVICES - All main services are connected

BROADBAND - Ofcom states Ultrafast broadband is available

What3Words: ///isolating.letters.fraction





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