



Hornings Park, Horringer, Bury St. Edmunds, Suffolk, IP29 5AL

MARK · EWIN
BURY ST EDMUNDS

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An attractive and generously proportioned six-bedroom home, ideally located in the highly sought-after village of Horringer and just a short walk from Ickworth Park.

This impressive property offers versatile and well-appointed accommodation arranged over three floors. The ground floor begins with a spacious entrance hall leading into a dual aspect sitting room, enhanced by a charming bay window to the front. To the rear, a stylish fitted kitchen seamlessly opens into a dining area, creating a superb open-plan space. This area is further enhanced by bi-fold doors spanning the rear and sides of the room, flooding it with natural light and providing uninterrupted views of, and access to, the garden. Additional ground floor benefits include a practical utility room, a dedicated study and a convenient cloakroom.

On the first floor, a central landing provides access to four well-proportioned bedrooms. The principal and second bedrooms both enjoy modern en-suite shower rooms, while the remaining bedrooms are served by a contemporary family bathroom, complete with a bath and overhead shower. The second floor offers two further spacious bedrooms along with an additional shower room.

Externally, the property continues to impress. The front garden is predominantly laid to lawn with mature shrubs, trees and a pathway leading to the front entrance. A driveway to the side provides off-road parking and access to a single garage. To the rear, the enclosed garden has been thoughtfully landscaped, featuring a decking area, a well-maintained lawn, and a paved patio with a pergola. Planted beds host a variety of established shrubs and trees and create a private and peaceful setting.

Agents note: There is a maintenance charge of £387.00 per annum payable to Horning's Park Management Ltd.

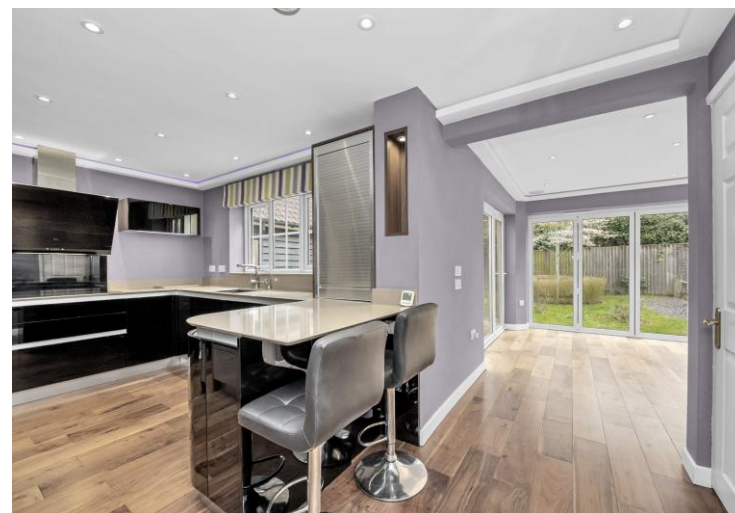
Additional Information

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are available in this area. (Source Ofcom)

Broadband: Standard & Superfast are available in this area. (Source Ofcom)

Services: Mains Electric, Water & Drainage. Heating via oil fired central heating. (Please note that none of these services have been tested by the selling agent.)



Directions

Head east on Old Convent Orchard Towards St Andrews Street. Turn right onto St Andrews Street. Turn left onto Parkway A1302. At the roundabout take the 3rd exit onto Out Westgate A143. Turn left onto Hornings Park where the property can be found.

Location

Horringer village has a thriving community with a public house, primary school, community centre, a picturesque church and quite significantly the Ickworth Park and Rotunda which is managed by the National Trust. The historic market town of Bury St Edmunds is approximately 2 miles away and provides an excellent range of schooling, shopping, cultural and recreational facilities. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.

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Accommodation:

Entrance Hall 10' 0" x 9' 2" (3.05m x 2.80m)

Sitting Room 13' 0" x 21' 2" (3.95m x 6.44m)

Cloakroom 3' 4" x 6' 1" (1.01m x 1.85m)

Study 7' 10" x 9' 3" (2.38m x 2.81m)

Kitchen 17' 0" x 9' 9" (5.19m x 2.98m)

Dining Area 11' 8" x 12' 7" (3.56m x 3.83m)

Utility Room 5' 4" x 9' 3" (1.63m x 2.81m)

First Floor Landing 10' 0" x 12' 8" (3.05m x 3.87m)

Bedroom 13' 0" x 12' 8" (3.95m x 3.87m)

Ensuite 10' 4" x 6' 0" (3.14m x 1.82m)

Bedroom 13' 6" x 10' 10" (4.12m x 3.31m)

Ensuite 5' 7" x 6' 0" (1.71m x 1.82m)

Bedroom 11' 8" x 12' 3" (3.56m x 3.73m)

Bedroom 13' 6" x 8' 1" (4.12m x 2.47m)

Bathroom 10' 4" x 6' 0" (3.16m x 1.82m)

Second Floor Landing 10' 0" x 5' 1" (3.05m x 1.55m)

Bedroom 13' 6" x 14' 9" (4.12m x 4.50m)

Bedroom 13' 0" x 14' 9" (3.95m x 4.50m)

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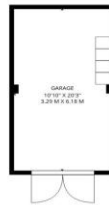
Council Tax Band: F

EPC Rating: C

Tenure: Freehold

Guide Price £600,000
Freehold





All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcgp.



MONEY LAUNDERING REGULATIONS 2003: Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PLEASE NOTE: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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