

52 Horringer Road, Bury St. Edmunds

Guide Price £380,000

THE M&G PARTNERSHIP

52 Horringer Road

Bury St. Edmunds

- Charming townhouse of individual character
- Originally 2 cottages combined and extended
- Spacious sitting room with woodburner
- Superb open-plan kitchen/dining/family room
- Cloakroom, 3 double bedrooms, bathroom
- Extensive rear gardens, off road parking
- Internal viewing highly recommended

Believed to date back to the early Victorian era and originally formed from two cottages, this unique townhouse has been thoughtfully combined and substantially extended to create a deceptively spacious family home. Occupying a highly convenient setting, the property is within easy reach of a parade of shops, well-regarded schooling and the West Suffolk Hospital, whilst the historic town centre is approximately a 15-minute walk away.

Offering an excellent combination of character, charm and modern convenience, the house enjoys light and airy accommodation throughout.

A particular highlight is the impressive open-plan kitchen/dining/family room, featuring a vaulted ceiling, roof lanterns and French doors opening onto the gardens, creating a superb space for everyday living and entertaining. With 3 double bedrooms, generous reception space and beautifully maintained gardens, this individual home must be viewed internally to be fully appreciated.







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The property benefits from gas-fired central heating and sealed unit glazing and, in more detail, comprises:
Ground Floor

The front door opens into a spacious sitting room, a comfortable and welcoming reception space featuring a woodburning stove as its focal point.

Beyond the sitting room is a further family room, providing excellent flexibility for family life and offering additional space for relaxing, working from home or entertaining guests. A cloakroom also leads off this area.

To the rear of the property is an outstanding open-plan kitchen/dining/family room. Flooded with natural light with French doors opening onto the garden, this impressive room forms the heart of the home. The kitchen is fitted with a range of modern units and worktop surfaces and includes a built-in oven, hob, extractor hood and integrated dishwasher. There is ample space for dining and informal seating.

The first floor provides 3 generously proportioned double bedrooms, all enjoying a light and airy feel. The bedrooms are served by a family bathroom fitted with a modern suite. We understand the loft is quite large, providing useful storage.

Outside

To the front of the property is a private parking area providing valuable off-road parking for 2 cars.

The rear gardens are a particularly attractive feature of the property, extending to a considerable length and offering plenty of space for families, keen gardeners and outdoor entertaining. Immediately to the rear of the house is a beautifully landscaped area incorporating both decking and paved terraces, creating ideal spots for relaxing and al fresco dining - there is even an outdoor shower!.







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Sitting room
20' 6" x 9' 10" (6.25m x 3.00m)

Family room
21' 0" x 9' 9" (6.40m x 2.97m)

cloackroom

Kitchen diner
19' 8" x 11' 2" (5.99m x 3.40m)

Bedroom 1
10' 6" x 9' 6" (3.20m x 2.90m)

Bedroom 2
10' 6" x 9' 11" (3.20m x 3.02m)

Bedroom 3
10' 4" x 9' 6" (3.15m x 2.90m)

Bathroom

COUNCIL TAX -BAND B, COUNCIL - West Suffolk

ENERGY PERFORMANCE RATING - C

SERVICES - Mains water, gas, electricity and drainage.

BROADBAND -Ofcom states ultrafast is available

Mobile - Ofcom states all mobile providers are likely.

WHAT3WORDS ///scouting.tickling.index

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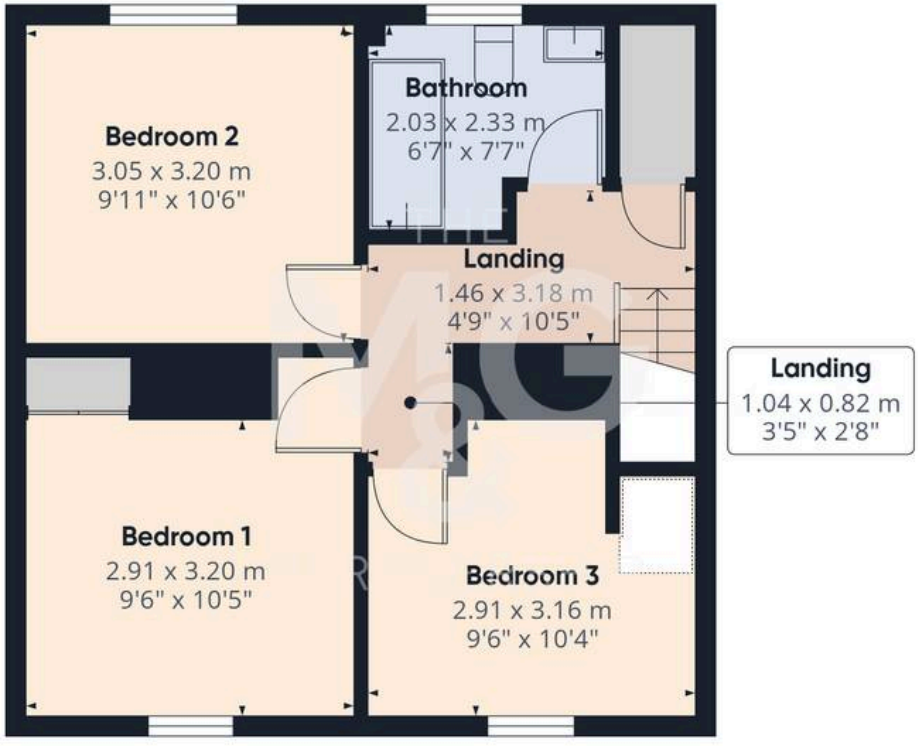






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Floor 1

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01284 755526

mail@mortimerandgausden.co.uk

www.mortimerandgausden.co.uk

7 Langton Place, Bury St. Edmunds, Suffolk IP33 1NE

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