



**3 Meadow Drive,  
Horringer, Suffolk.**

**DAVID  
BURR**

# 3 MEADOW DRIVE, HORRINGER, BURY ST. EDMUNDS, SUFFOLK. IP29 5SB

Horringer is an attractive village located just 2 ½ miles from the centre of the Cathedral town of Bury St Edmunds benefiting from both village life and easy access into town. The village is home of Ickworth House and Park, a National Trust property providing a wealth of history, art and 1700 acres of spectacular walking trails. Bury St Edmunds town offers extensive facilities and amenities with exceptional transport links both via road (A14/M11) and local railway (services to Cambridge, Norwich and Ipswich with connections for London).

This exceptionally well-presented link-detached house occupies a lovely position in the heart of one of the areas most favoured villages. The property is just a stones throw from the famous Ickworth Park grounds with its stunning walks and is well placed for the primary school, transport links, public houses, etc. The light versatile accommodation is further complemented by a garage, ample parking and charming established garden.

## **An exceptionally well-presented link-detached home a stone's throw from the Ickworth estate with its 1700 acres of spectacular walking trails.**

**ENTRANCE HALL:** A light spacious inviting area with useful display recess, storage cupboard and staircase with exposed solid wood treads rising to first floor. Doors to:-

**SITTING/DINING ROOM:** With a feeling of space created by the open plan aspect into the kitchen/living room and finished with a fireplace that includes a solid oak mantel, tiled hearth and inset log burning stove.

**DINING ROOM:** With a feeling of space and light given its open plan aspect to the kitchen/living room and doors opening to:-

**GARDEN ROOM:** A light room with a large wall of glass and bi-folding doors providing views over and access to the garden.

**KITCHEN/LIVING ROOM:** An exceptional space at the heart of the house divided into two distinct areas with the living area flowing between the dining and sitting room and the kitchen finished with an extensive range of attractive matching modern units and worktops, integrated single drainer sink unit and mixer tap over. There is a large breakfast bar, integrated

dishwasher, electric double oven, hob and extractor fan. Space for wine fridge.

**CLOAKROOM:** Fitted WC and wash hand basin.

### **First Floor**

**LANDING:** Doors to:-

**BEDROOM 1:** Overlooking the rear garden and with a door to:-

**ENSUITE:** Large fully tiled shower cubicle, WC and wash hand basin.

**BEDROOM 2:** Overlooking fields.

**BEDROOM 3:** Overlooking the rear garden.

**BATHROOM:** Attractively tiled and finished with a spa bath, shower attachment, heated towel rail, WC and wash hand basin with storage below.

# 3 MEADOW DRIVE, HERRINGER, BURY ST. EDMUNDS, SUFFOLK. IP29 5SB

## Outside

**GARAGE:** A large useful area with personnel door to rear.

The garden is one of the property's most attractive features, generous in size, established and finished with terracing, a large open expanse of lawn, established trees, a raised circular veranda designed with entertaining/dining Al-fresco in mind.

**SERVICES:** Main water, drainage and electricity are connected. Oil fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** West Suffolk Council: 01284 763233. Council Tax Band: C - £1,948.51 -2025/26.

**EPC RATING:** E.

**BROADBAND SPEED:** Up to 80 Mbps (source Ofcom).

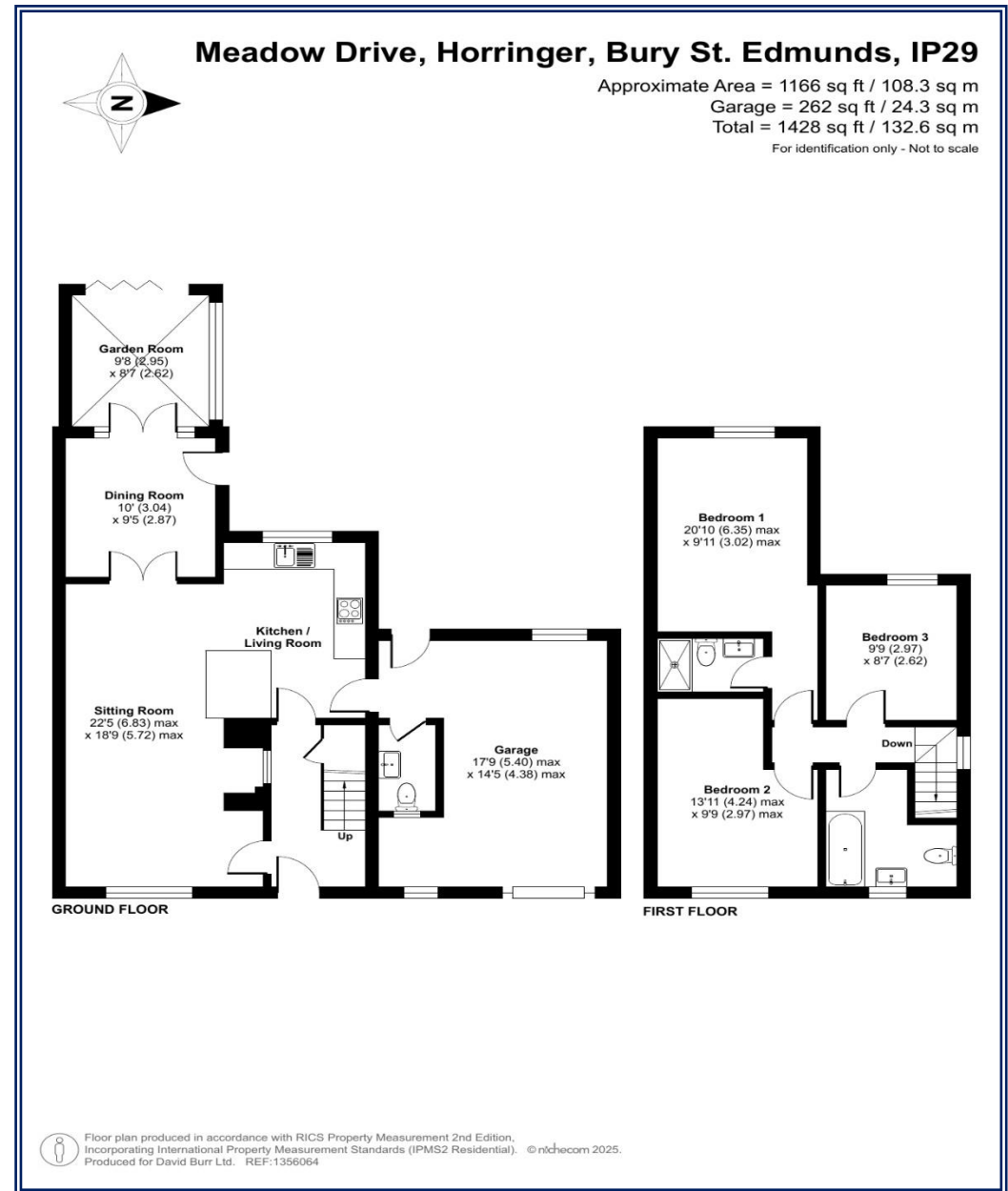
**MOBILE COVERAGE:** EE and Three – good outdoor. (source Ofcom).

**NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

**WHAT3WORDS:** ///someone.bulge.qualify.

**VIEWING:** Strictly by prior appointment only through DAVID BURR Bury St. Edmunds 01284 725525.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



Bury St Edmunds 01284 725525   Leavenheath 01206 263007   Clare 01787 277811   Castle Hedingham 01787 463404   Woolpit 01359 245245

Newmarket 01638 669035   Long Melford 01787 883144   London 020 78390888   Linton & Villages 01440 784346

