



Hornbeam Drive, Horringer, Suffolk, IP29 5SP

MARK · EWIN
BURY ST EDMUNDS

An immaculate and exceptionally well-presented home situated in the highly sought-after village of Horringer, offering stylish and versatile accommodation throughout.

The property is entered via a welcoming entrance hall, which leads to a charming sitting room featuring a wood-burning stove and an attractive bay window that fills the space with natural light. The impressive open-plan kitchen/dining room provides the perfect setting for both everyday living and entertaining, with bi-fold doors opening onto and overlooking the beautifully landscaped garden. The contemporary kitchen is fitted with an attractive range of wall and base units and is well-equipped with twin eye-level ovens, a microwave, dishwasher, electric hob, and a breakfast bar for informal dining. A practical utility room offers additional storage and a secondary sink, enhancing the functionality of the space. The ground floor further benefits from a versatile bedroom and a stylish modern shower room.

On the first floor, the landing gives access to two generously proportioned bedrooms, both featuring thoughtfully designed built-in storage. The principal bedroom is further enhanced by a bespoke built-in dressing table incorporated within the fitted storage. Completing the accommodation is a beautifully appointed family bathroom, fitted with both a bath and separate shower.

Externally, the property continues to impress. The rear garden has been thoughtfully landscaped to create a low maintenance yet highly attractive outdoor space, featuring shingle areas, a paved patio, decking, and well-stocked planted beds bursting with a variety of flowers and shrubs. A useful external storage room is also accessed from the garden. To the front, a lawned garden complements the property, while a generous driveway provides ample off-road parking for several vehicles.

Additional Information

Tenure: Freehold

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

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

Services: Mains Electric, Water & Drainage. Heating via oil fired central heating. (Please note that none of these



Directions

Leaving Bury St Edmunds via the A143 (Horringer Road), continue into the village of Horringer, take the left turning into Meadow Drive, follow the road to the bottom and then turn right onto Hornbeam Drive where the property can be found.

Location

Horringer village has a thriving community with two public houses, primary school, community centre, a picturesque church and quite significantly the Ickworth Park and Rotunda which is managed by the National Trust.

Accommodation:

Entrance Hall 6' 6" x 9' 10" (1.97m x 3.00m)

Sitting Room 13' 1" x 16' 2" (3.99m x 4.92m)

Kitchen 12' 2" x 11' 3" (3.70m x 3.43m)

Dining Area 14' 8" x 12' 0" (4.47m x 3.66m)

Utility Room 4' 11" x 10' 2" (1.51m x 3.10m)

Bedroom 12' 7" x 8' 10" (3.84m x 2.68m)

Shower Room 4' 3" x 8' 10" (1.29m x 2.68m)

Landing 10' 7" x 11' 1" (3.23m x 3.39m)

Bedroom 13' 1" x 10' 1" (4.00m x 3.07m)

Bedroom 10' 6" x 11' 0" (3.21m x 3.36m)

Bathroom 10' 7" x 8' 1" (3.23m x 2.46m)

Front & Rear Gardens

Driveway

Storage 23' 2" x 8' 2" (7.05m x 2.48m)

Additional Information:

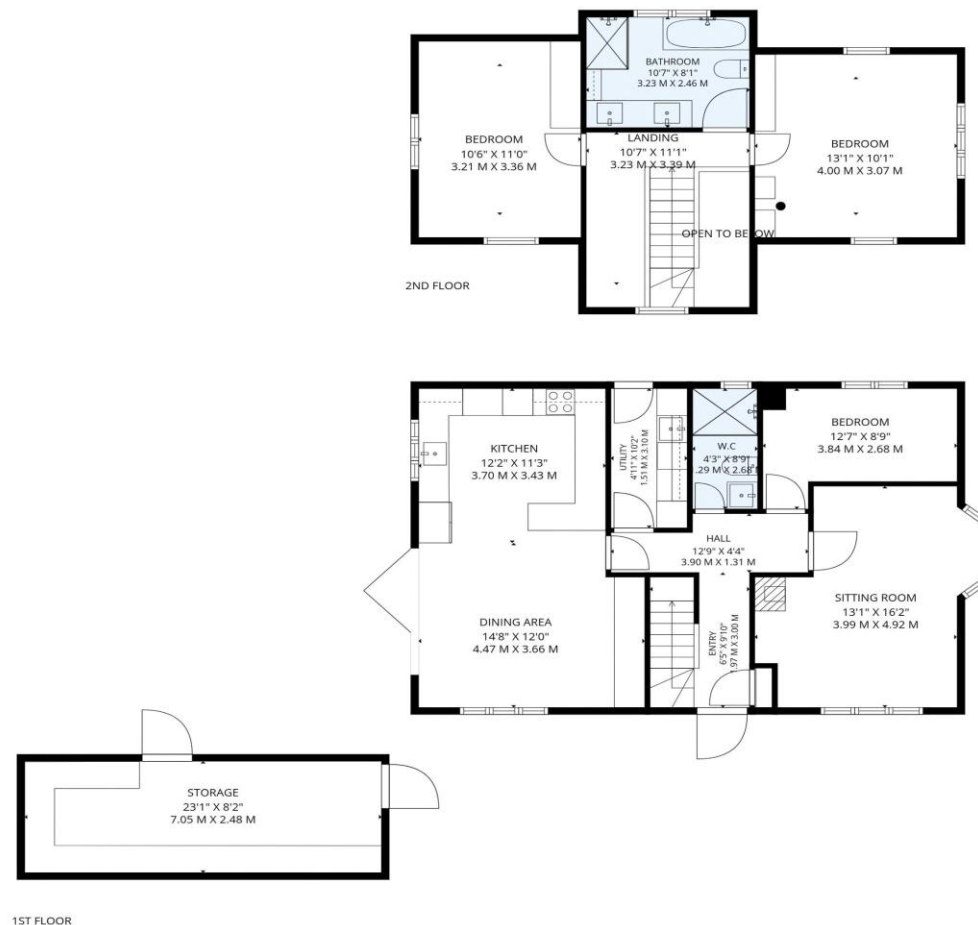
Council Tax Band: D

EPC Rating: D

Tenure: Freehold

Offers Over £475,000
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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