



Hornbeam Drive, Horringer, Bury St. Edmunds, Suffolk, IP29 5SP

MARK · EWIN
BURY ST EDMUNDS

Hornbeam Drive, Horringer, Bury St. Edmunds, Suffolk, IP29 5SP

Located in the popular and sought after village of Horringer, is this spacious three-bedroom detached chalet bungalow.

The property benefits from well-presented accommodation with off-road parking and a garage. The accommodation comprises, on the ground floor of an entrance hall, a welcoming sitting room with feature brick fireplace and dining room with doors leading into the garden.

The kitchen breakfast room offers an array of wall and base level units and breakfast bar. There is a ground floor bathroom with shower over the bath.

Upstairs, there are two further bedrooms, and a shower room with separate WC.

Outside, parking is offered via a driveway and single garage. The remainder of the front garden is laid to lawn.

The rear garden is mainly laid to lawn with a paved patio area. The garden offers planted borders, a garden shed and a greenhouse.

Additional Information:

Tenure: Freehold

EPC Rating: TBC

Council Tax Band: D - £2,094.35 (Source West Suffolk)

Services: Mains Electric, Water and Drainage. Heating offered via Oil fired central heating.

(Please note that none of these services have been tested by the selling agent.)



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, the property will be found on your right hand side.

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

Sitting Room 15' 5" x 11' 10" (4.7m x 3.6m)

Dining Room 12' 6" x 9' 10" (3.8m x 3.0m)

Kitchen/Breakfast Room 11' 6" x 9' 6" (3.5m x 2.9m)

Bathroom 8' 6" x 5' 3" (2.6m x 1.6m)

Bedroom One 12' 2" x 8' 6" (3.7m x 2.6m)

Landing

Bedroom Two 12' 2" x 7' 10" (3.7m x 2.4m)

Bedroom Three 10' 2" x 8' 10" (3.1m x 2.7m)

Front & Rear Gardens

Garage

Additional Information:

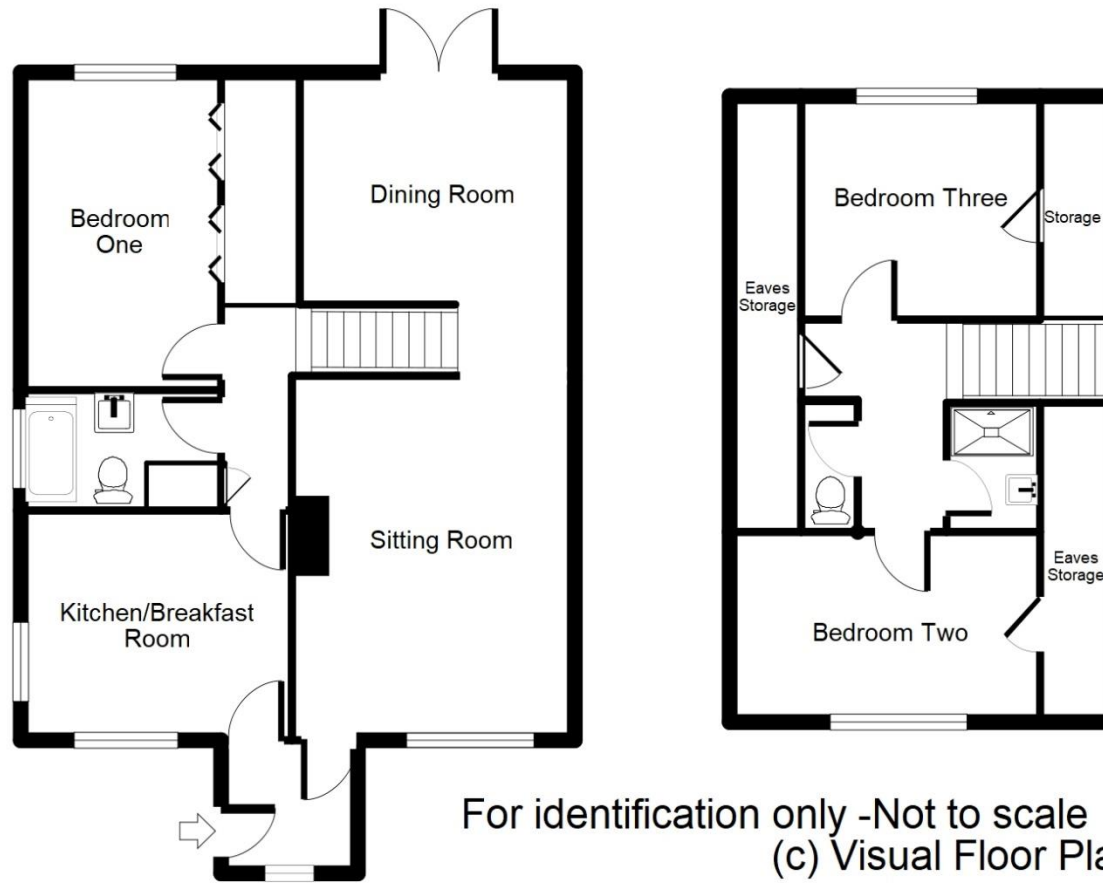
Council Tax Band: D

EPC Rating: TBC

Tenure: Freehold

Offers Over £375,000
Freehold





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.

www.markewin.co.uk

01284 217530 team@markewin.co.uk
 77 St Johns Street, Bury St Edmunds
 Suffolk, IP33 1SQ

