



**26 Hawthorn Drive
Horringer, Suffolk**

**DAVID
BURR**

26 Hawthorn Drive, Horringer, Bury St Edmunds IP29 5SS

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 spectacular walking facilities. 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).

A spacious and immaculately presented home occupying a sought-after address in this well-regarded Suffolk village. The property enjoys beautiful, manicured gardens with well-stocked borders and a generous terrace abutting the rear. While it currently presents as a two-bedroom home, the property feels larger when inside and has proportions more akin to those of three-bedroom properties. The property further has the benefit of ample off-road parking and a garage.

A spacious and well-presented home well-placed for amenities and Ickworth Park in this sought-after Suffolk village.

ENTRANCE HALL: Stairs rising to first floor.

SITTING ROOM: A grand reception room with bay fronted window to front aspect and unique open corner fire place with stone hearth.

KITCHEN/BREAKFAST ROOM: Well-appointed with a range of matching wall and base units and a substantial storage wall, well stocked with a number of drawers. Integrated appliances include a Neff hob, a one and half bowl butler sink inset with drainer and mixer tap over, space saving dishwasher, Neff oven with grill function over, fridge.

STUDY: A versatile space located to the rear of the property with door to the terrace abutting the rear of the property and personnel door to garage.

UTILITY/CLOAKROOM: With white suite comprising WC, handwash basin, heated towel rail and a further work surface and space for white goods under.

First floor

LANDING: With door to;

BEDROOM 1: A substantial double bedroom with ample fitted storage and window to rear aspect.

BEDROOM 2: Another double bedroom with window to front.

FAMILY SHOWER ROOM: Thoughtfully designed as a walk-in wet room with white suite comprising WC and handwash basin. There is a walk in shower and a heated towel rail. Frosted window to front.

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Outside

The property is accessed by a generous sweeping driveway to the with ample off-road parking for several vehicles and a tastefully landscaped area of front garden.

Double doors open to the **GARAGE** with power and light connected. Personnel door to utility room.

To the rear, the gardens are a sheer delight and one of the most attractive features of the property, well maintained with a substantial terrace immediately abutting the rear of the property, steps leading up to the formal lawn, flanked by mature borders to either side and a further terrace at the rear-most boundary with spaces for a large storage shed and greenhouse.

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

LOCAL AUTHORITY: West Suffolk Council. Band D £2,140.00.

EPC RATING: D

BROADBAND SPEED: Up to 71 Mbps (source Ofcom).

MOBILE COVERAGE: EE, Three, O2 and Vodafone - likely outdoors. (source Ofcom).

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WHAT3WORDS: Submitted.Planting.Froze

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

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