



**3 Hazel Drive
Horringer, Suffolk**

**DAVID
BURR**

3 Hazel Drive, Horringer, Bury St Edmunds, Suffolk IP29 5ST

Horringer is an attractive village located just 2½ 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).

This well-presented three bedroom detached home is situated in a quiet tucked away location within walking distance of amenities. The property offers light and spacious living accommodation including a kitchen and sitting room, ample off-road parking and a single garage and private enclosed rear gardens and landscaped front lawns.

A well-presented three-bedroom chalet with generous gardens occupying a cul-de-sac location in this highly sought-after Suffolk village. Offered for sale with no onward chain.

Entrance into:

ENTRANCE HALL: A spacious and welcoming hallway with stairs rising to the first floor with cupboard under.

SITTING ROOM: A light and spacious room with outlook to the front aspect.

KITCHEN/BREAKFAST ROOM: Fitted with a range of matching wall and base units under worktops with a stainless-steel sink and drainer inset. Appliances include an electric Zanussi dual oven and 4 ring-hob with extractor over, integrated fridge/freezer and door leading to the rear terrace.

BEDROOM 3/STUDY: A versatile space with outlook to the front aspect.

SHOWER ROOM: Tastefully fitted with a modern white suite comprising a WC, hand wash basin, shower with glass sliding door, heated towel rail, vanity storage cupboard. Frosted window to rear.

First Floor

LANDING: Doors leading to:

BEDROOM 1: A light double bedroom with outlook to the front aspect.

BEDROOM 2: Double bedroom with built in wardrobes and outlook to the rear aspect.

Outside

The property is situated in a quiet cul-de-sac with parking for several vehicles to the front in turn leading to the **SINGLE GARAGE** with light and power connected. There is a large expanse of lawn to the front which could easily be incorporated as parking but currently serves as a landscaped formal lawn with a beautiful ornamental feature in the centre. Gated access leads to a private enclosed rear garden with two distinct dining terraces and a covered area to the rear before leading to the lawn, flanked by specimen shrubs and established borders. Also incorporated within the grounds is the oil tank.

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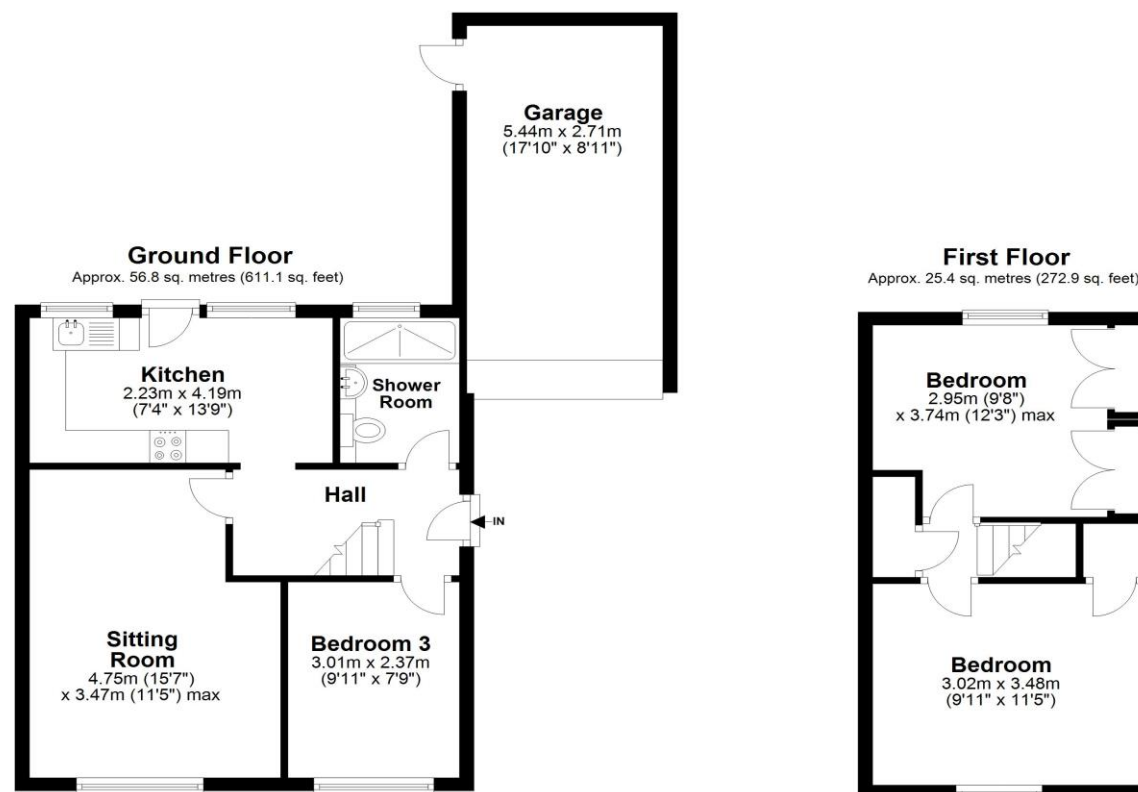
EPC Rating: D

SERVICES: Mains water, drainage and electricity. Oiled fired heating.

NOTE None of the services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council.

COUNCIL TAX: Band C - £1,739.00 per annum.



Total area: approx. 82.1 sq. metres (884.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

