

DRAFT DETAILS
HALF A COT, THE STREET, HORRINGER
BURY ST. EDMUNDS
IP29 5SJ

OPEN HOUSE (C & T) present: A spacious non-estate semi-detached house in sought-after village, SW of Bury St Edmunds. Porch, Hall, Cloakroom, Lounge with Fireplace, Dining Room, Conservatory, Kitchen/Breakfast, Utility Lobby, 3 Bedrooms, Bathroom, Large Garden, Integral Garage/Workshop, Carport, Ample Parking, **VIEW ASAP.**



2150

Price Guide £395,000

**** NO STAMP-DUTY ****

ENTRANCE PORCH, HALL, CLOAKROOM, LOUNGE WITH WOODBURNER, DINING ROOM, CONSERVATORY, KITCHEN/BREAKFAST ROOM, SIDE LOBBY, 3 GENEROUS BEDROOMS, BATHROOM, LARGE ATTRACTIVE GARDEN, GARAGE/WORKSHOP, AMPLE PARKING, OIL FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING & ROOFLINE, SOUGHT-AFTER VILLAGE, EARLY VIEWING ADVISED.

VIEWING: Strictly by appointment with Coakley & Theaker.

BURY ST. EDMUNDS

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DIRECTIONS : From Bury St Edmunds, proceed along Out Westgate and at the traffic lights, continue straight over into Horringer Road and proceed out of town. Continue along the A143 into Horringer and continue past Meadow Close, on the left. The property is located, set well back on the left, just before The Six Bells.

ENTRANCE PORCH : Approached via a part glazed stable-style front door. Tiled floor, UPVC windows to both sides, part glazed door to:

HALL : Karndean wood effect floor, stairs to first floor, radiator.

CLOAKROOM : White suite comprising wc, wall mounted wash basin, tiled splashbacks, Karndean wood-effect floor, radiator, UPVC frosted window to front.

LOUNGE : 5.46m (17'11") x 4.24m (13'11") red to 3.15m (10'4") L-shaped room. The focal point being a brick open fireplace with inset woodburning stove, tiled hearth, TV point, radiator, UPVC window to front, glazed panelled sliding double doors to:

DINING ROOM : 3.58m (11'9") x 3.17m (10'5") Telephone point, radiator, UPVC window to rear, UPVC glazed door and side panel to:

CONSERVATORY : 5.99m (19'8") x 1.75m (5'9") Tiled floor, radiator, UPVC windows to side and rear, UPVC glazed double doors to rear garden.

KITCHEN : 3.89m (12'9") max x 3.51m (11'6") + door recess Range of base and wall mounted units, work surfaces, tiled splashbacks, inset single drainer stainless steel sink unit with 'Swan-neck' style mixer tap, inset ceramic hob, built-in electric double oven/grill, glazed display cabinet, concealed lighting, plumbing for dishwasher, space for fridge, built-in understairs storage cupboard, built-in shelved larder cupboard, Karndean tile-effect floor, radiator, internal window to rear, door to:

UTILITY LOBBY : 1.78m (5'10") x 0.76m (2'6") Space for fridge/freezer, space for tumble dryer, oil boiler, door to Garage, UPVC window to side, UPVC part glazed door to Conservatory.

FIRST FLOOR LANDING : Built-in airing cupboard housing hot water tank.

BEDROOM 1 : 4.01m (13'2") + dormer recess x 3.38m (11'1") Full room-width fitted wardrobes with eaves storage cupboard inside, radiator, UPVC dormer window to front.

BEDROOM 2 : 4.01m (13'2") + dormer recess x 2.92m (9'7") Dual-aspect room. Full room-width fitted wardrobes with eaves storage cupboard inside, telephone point, radiator, UPVC window to side, UPVC dormer window to front.

BEDROOM 3 : 3.02m (9'11") + dormer recess x 2.39m (7'10") Built-in storage cupboard, eaves storage cupboard, loft access, radiator, UPVC dormer window to front.

BATHROOM : 1.80m (5'11") x 1.78m (5'10") + recess White suite comprising enamel bath with 'Telephone' style mixer shower attachment, wc, vanity wash basin with mixer tap, tiled splashbacks, shaver point, radiator, UPVC frosted dormer window to rear.

OUTSIDE : To the front, the property is set well back, behind a deep front garden, with a five-bar gate providing access. The front garden is enclosed by fencing and hedging, being laid mainly to lawn. A long shingle driveway and turning area provides vehicular standing for at least five cars. This leads to an **INTEGRAL GARAGE/WORKSHOP: 5.49m (18'0") x 2.90m (9'6")**, with up and over style door, plumbing for washing machine, fuse box and power and light connected. To the side of this is a **CARPORT**, and a gate provides side access to the large attractive rear garden. This is well maintained, and affords a good deal of privacy, being enclosed by fencing and hedging. It is laid principally to lawn with well stocked borders, shingle and slate chipping beds, raised vegetable planters, ornamental pond, generous paved patio area, trellis arch, **TIMBER SUMMERHOUSE, TIMBER SHED, GREENHOUSE**, oil tank and outside water tap.

BURY ST EDMUNDS AREA : Sitting amidst beautiful countryside, Bury St Edmunds is an historic town and the second largest in Suffolk. Surrounded by many picturesque villages, some of which offer good local amenities, it offers a wide range of cultural, educational and recreational facilities.

Features of particular note include St Edmundsbury Cathedral with its Millenium Tower, the famous Abbey Gardens with the original ruins and The Georgian Theatre Royal, which has recently been the subject of a restoration programme and The Apex, a live performance venue for concerts, comedy and dance, together with a contemporary art gallery. In addition, there are two cinemas, one of which is a multi-screen complex and a sports centre.

Bury St Edmunds and the surrounding villages boast excellent schools and further education is catered for at the West Suffolk College.

The town benefits from extremely good shopping facilities with a twice weekly market and a wide range of independent traders, national chains, five supermarkets and the arc shopping centre, opened in 2009. In addition, there are many pubs and restaurants which cater for a variety of tastes.

The A14 dual carriageway heading west from Bury St Edmunds provides easy access to Newmarket, Cambridge, the Midlands, Stansted Airport and London, via the M11. Stowmarket and Ipswich, both with direct rail links to London's Liverpool Street, the East Coast and the A12 are all readily accessed by heading east.

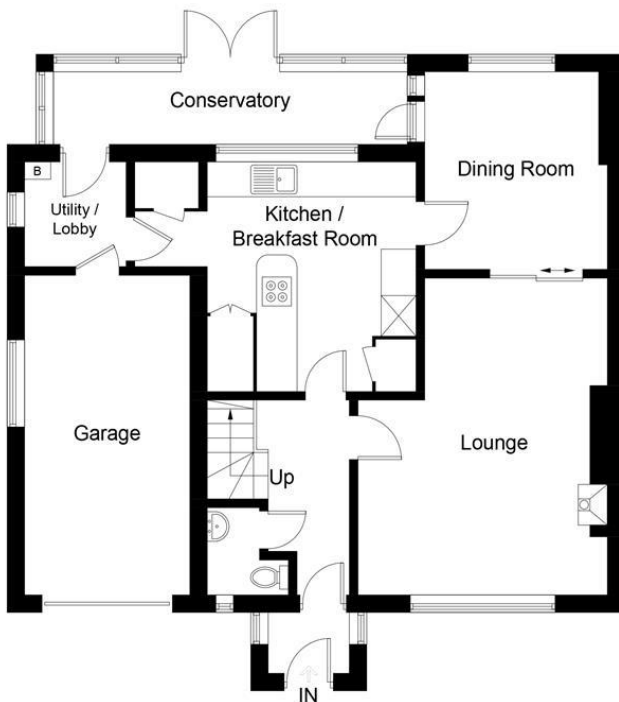




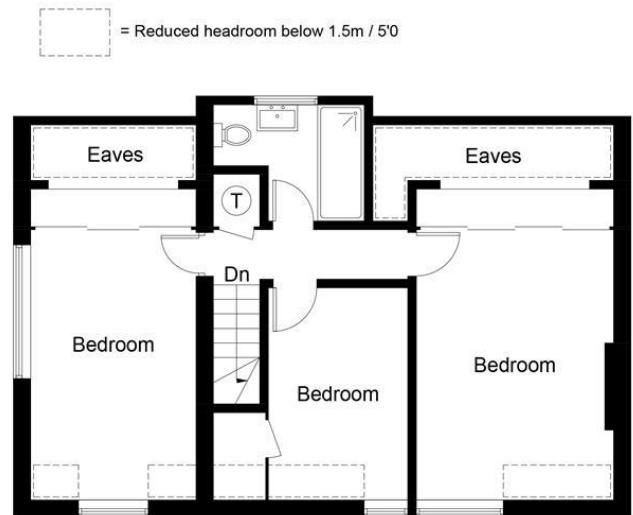


Halfacot, Horringer, IP29 5SJ

Approximate Gross Internal Area = 148.8 sq m / 1602 sq ft
(Including Garage & Excluding Eaves)



Ground Floor



First Floor

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Energy Performance Certificate



Half A Cot, The Street, Horringer, BURY ST. EDMUNDS, IP29 5SJ

Dwelling type: Semi-detached house Reference number: 0972-2812-7210-2800-2651
 Date of assessment: 02 September 2020 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 02 September 2020 Total floor area: 109 m²

Use this document to:

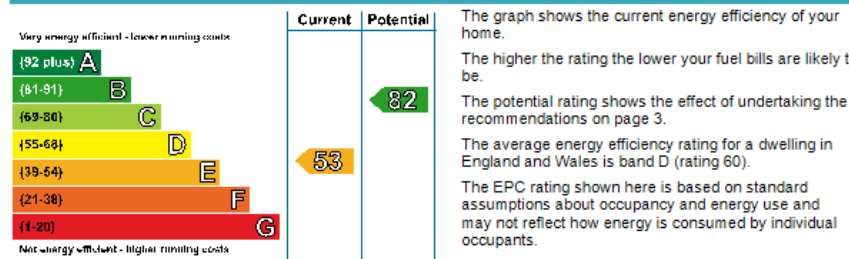
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,291
Over 3 years you could save	£ 1,344

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 291 over 3 years	£ 291 over 3 years	
Heating	£ 2,457 over 3 years	£ 1,401 over 3 years	
Hot Water	£ 543 over 3 years	£ 255 over 3 years	
Totals	£ 3,291	£ 1,947	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Room-in-roof insulation	£1,500 - £2,700	£ 594
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 237
3 Heating controls (thermostatic radiator valves)	£350 - £450	£ 96

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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