

DRAFT DETAILS
65 HORRINGER ROAD
BURY ST. EDMUNDS
IP33 2DQ

OPEN HOUSE (C & T) present: An extended, refurbished detached chalet bungalow, on SW side of town. Hall, Cloakroom, Sitting Room, 2 Ground Floor Bedrooms, Re-fitted Kitchen/Breakfast, Utility, Conservatory/Diner, 2 First-Floor Bedrooms - 1 En-Suite, Shower Room, Garage, Ample Parking, 135 Ft Rear Garden, Annexe/Office, VIEW ASAP.



2152

Price Guide £525,000

**** REDUCED STAMP-DUTY ****

HALL, CLOAKROOM, SITTING ROOM, 2 GROUND-FLOOR DOUBLE BEDROOMS, RE-FITTED KITCHEN/BREAKFAST ROOM, UTILITY ROOM, CONSERVATORY/LOUNGE/DINING ROOM, 2 FIRST-FLOOR DOUBLE BEDROOMS - 1 EN-SUITE, MODERN SHOWER ROOM, EXTENSIVE PARKING, GARAGE, **APPROX 135 FT LONG SE-FACING REAR GARDEN**, INSULATED **ANNEXE/HOME OFFICE**, UPVC DOUBLE GLAZING & ROOFLINE, GAS FIRED RADIATOR HEATING, OAK INTERNAL DOORS, EARLY VIEWING ADVISED.

VIEWING: Strictly by appointment with Coakley & Theaker.

BURY ST. EDMUNDS

01284 769691 • 01449 737706

info@coakleyandtheaker.co.uk ♦ www.coakleyandtheaker.co.uk



DIRECTIONS : Proceed out of Bury St Edmunds along Out Westgate. At the traffic lights continue straight over into Horringer Road, where the property is located further up, on the left.

HALL : Approached via a recessed part glazed oak entrance door. Karndean floor, stairs to first floor, understairs storage cupboard, radiator.

CLOAKROOM : 1.96m (6'5") x 1.35m (4'5") Modern white suite comprising wc, wall mounted rectangular wash basin with mixer tap and storage under, built-in double cupboard with shelving and housing wall mounted gas combination boiler, Karndean floor, electric heater, chrome vertical radiator/towel rail, UPVC frosted window to side.

NOTE: It is felt that there could be space to add a shower enclosure, if desired.

SITTING ROOM : 4.90m (16'1") x 4.22m (13'10") TV point, two radiators, UPVC windows to front and side, oak frosted glazed double doors to:

BEDROOM 3/DINING/PLAYROOM : 3.63m (11'11") x 3.30m (10'10") Telephone point, radiator, UPVC window to front.

BEDROOM 2 : 3.61m (11'10") x 3.15m (10'4") Radiator, UPVC window to side.

KITCHEN/BREAKFAST ROOM : 6.68m (21'11") x 3.10m (10'2") red to 2.69m (8'10") Re-fitted with range of modern cream high-gloss base and wall mounted units, work surfaces, painted aluminium splashbacks, inset 1 1/2 bowl stainless steel sink unit with 'Swan-neck' style flexi-hose mixer tap, separate drinking water tap, inset ceramic induction hob with stainless steel cooker canopy over, built-in twin Bosch electric ovens with grills, concealed lighting, integrated Bosch dishwasher, integrated fridge, space for fridge/freezer, breakfast bar, frosted glazed display cabinets, pan drawers, Karndean floor, TV point, kickspace heater, multi-colour LED plinth lights, radiator, UPVC window to rear, UPVC glazed double doors to Conservatory/Lounge/Dining Room.

UTILITY ROOM : 2.06m (6'9") x 1.85m (6'1") Modern cream high-gloss base units, work surfaces, work surface, inset single drainer stainless steel sink unit with mixer tap, Karndean floor, plumbing for washing machine, cupboard housing consumer unit and electric meter, radiator, UPVC window to side, oak part frosted glazed door to rear garden.

CONSERVATORY/DINING/SITTING ROOM : 4.62m (15'2") x 4.22m (13'10") A really useful living area. Part brick construction, Karndean floor, wall light points, air conditioning/heating unit, two radiators, UPVC windows to both sides and rear, UPVC sliding double doors to side patio area, UPVC sliding door to rear garden.

FIRST FLOOR LANDING : Oak stair rails, LED downlights, Velux window to side.

BEDROOM 1 : 4.78m (15'8") max x 3.84m (12'7") Sloping ceiling. Built-in triple wardrobe, TV point, LED downlights, radiator, UPVC window to front.

EN-SUITE : Sloping ceiling. Modern white suite comprising tiled shower enclosure with shower controls, wc, wall mounted unit with circular bowl wash basin with mixer tap and storage under, LED downlights, shaver point, extractor fan, radiator, Velux window to side.

BEDROOM 4 : 3.86m (12'8") red to 2.49m (8'2") x 2.82m (9'3") L-shaped room. Sloping ceiling. Built-in wardrobe, eaves storage cupboard, LED downlights, radiator, UPVC window to rear.

SHOWER ROOM : 2.51m (8'3") x 2.24m (7'4") Sloping ceiling. Modern white suite comprising tiled shower enclosure with shower controls, wc, vanity unit wash basin with mixer tap and storage under, LED downlights, shaver point, extractor fan, radiator, Velux window to side.

OUTSIDE : To the front is a generous driveway and turning area, with hedge to one side and providing vehicular standing for at least six cars, or standing space for a caravan/trailer etc. This leads to a **GARAGE 5.44m (17'10") x 2.87m (9'5")**, with side-hung entrance doors, power and light connected and personal door to the side. A gate gives side access to the large **SOUTH-EASTERLY** facing rear garden. This is approximately **135 feet long**, being enclosed by fencing and hedging and laid mainly to lawn with borders, shingle pathway extending the full length of the garden, good size paved patio and shingle seating areas, slate chipping beds, decking area, two **TIMBER SHEDS**, external lighting and outside water tap.

INSULATED ANNEXE/HOME OFFICE : This is attached to the rear of the Garage and is currently run as a successful AIR BNB, providing an additional source of income. It comprises a **LIVING ROOM: 2.97m (9'9") + recess x 2.87m (9'5")**, with wood laminate floor and UPVC sliding glazed door to the front. There is also a raised deep recess, providing a **SLEEPING AREA: 1.98m (6'6") x 1.90m (6'3")**, large enough for a double bed. In addition, there is a **SHOWER ROOM**, with modern white suite comprising shower enclosure with shower controls, wc and wall mounted wash basin with mixer tap and storage beneath, chrome heated towel rail and extractor fan. This area could also be suitable for use as a teenager's den or alternatively be used as a **HOME OFFICE**, for those wishing to work from home.

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.

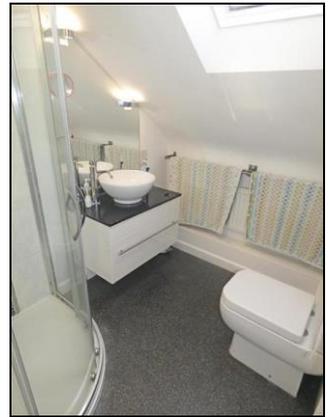
Features of particular note include St Edmundsbury Cathedral with its Millenium Tower, the famous Abbey Gardens with the original ruins and The Georgian Theatre Royal, which has recently been the subject of a restoration programme and The Apex, a live performance venue for concerts, comedy and dance, 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.



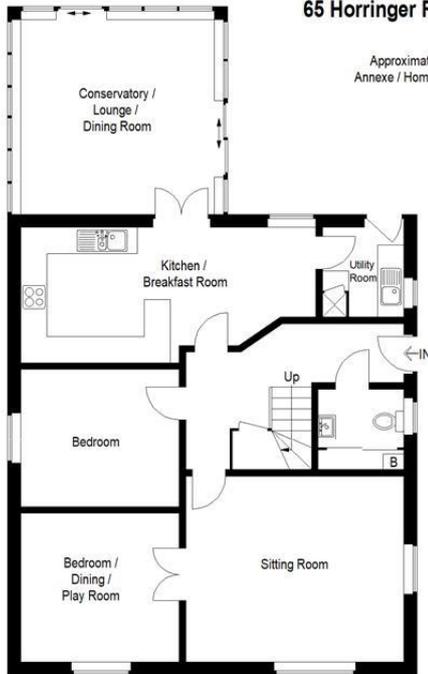




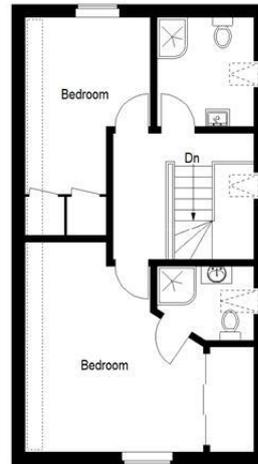
65 Horringer Road, Bury St. Edmunds, IP33 2DQ

Approximate Gross Internal Area = 160.4 sq m / 1726 sq ft
 Annexe / Home Office (Including Garage) = 35.9 sq m / 386 sq ft
 Total = 196.3 sq m / 2112 sq ft

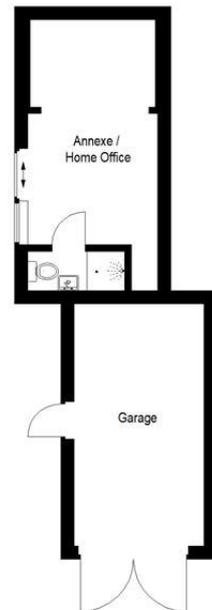
 = Reduced headroom below 1.5 m / 5'0"



Ground Floor



First Floor



Annexe / Home Office

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



65, Horringer Road, BURY ST. EDMUNDS, IP33 2DQ

Dwelling type: Detached bungalow
 Date of assessment: 29 April 2013
 Date of certificate: 02 May 2013
 Reference number: 8305-1618-1829-1626-2473
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 136 m²

Use this document to:

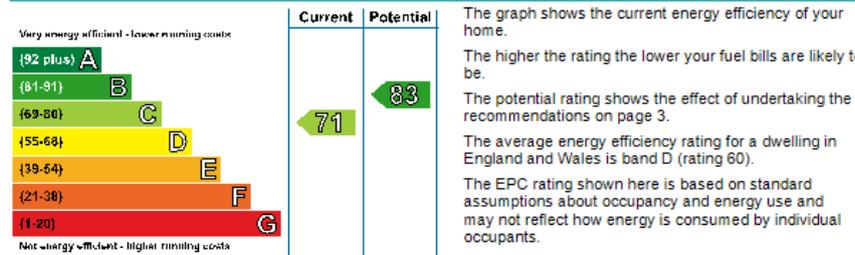
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,613
Over 3 years you could save	£ 444

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 195 over 3 years	£ 195 over 3 years	
Heating	£ 2,136 over 3 years	£ 1,692 over 3 years	
Hot Water	£ 282 over 3 years	£ 282 over 3 years	
Totals	£ 2,613	£ 2,169	

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 Floor Insulation	£800 - £1,200	£ 297
2 Draught proofing	£80 - £120	£ 147
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 714

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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