

DRAFT DETAILS
2 THE ELMS, HORRINGER
BURY ST. EDMUNDS
IP29 5SE

OPEN HOUSE (C & T) present: A spacious extended semi-detached house in this sought-after SW village. Hall, Cloakroom, Lounge/Dining Room, Bedroom 4/Family Room, Breakfast Room, Kitchen, Conservatory, 3 Bedrooms - 1 with Dressing Room & En-suite, Shower Room, Large Garden, Integral Garage, Ample Parking, **VIEW ASAP.**



2177

Price Guide £425,000

**** FULL STAMP DUTY HOLIDAY UNTIL 30/06/21 ****

HALL, CLOAKROOM, LOUNGE/DINING ROOM WITH OPEN FIREPLACE, BEDROOM 4/FAMILY ROOM/STUDY, BREAKFAST ROOM, KITCHEN, CONSERVATORY, 3 BEDROOMS - 1 WITH DRESSING ROOM & EN-SUITE BATHROOM, SHOWER ROOM, LARGE GARDEN WITH SOUTHERLY & WESTERLY ASPECTS, INTEGRAL GARAGE, AMPLE PARKING, OIL FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING, 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. Turn left into Meadow Close and then take the first left turning into Orchard Way. Continue along, where the property is located on the right, on the corner of The Elms.

HALL : Approached via an outer canopy with composite part glazed front door. Wood laminate floor, Stairs to first floor, radiator.

CLOAKROOM : White suite comprising wc, corner wash basin, tiled splashbacks, wood laminate floor, radiator, UPVC frosted window to front.

LOUNGE/DINING ROOM : 7.34m (24'1") x 4.09m (13'5") red to 3.20m (10'6") L-Shaped Room. The focal point being an open fireplace with ornate surround and tiled hearth, TV point, telephone point, two radiators, door to Breakfast Room, UPVC sliding patio door to rear garden.

BEDROOM 4/FAMILY ROOM/STUDY : 4.75m (15'7") x 2.87m (9'5") Wood laminate floor, TV point, cupboard housing electric meter and consumer unit, radiator, UPVC window to front.

BREAKFAST ROOM : 4.44m (14'7") x 3.89m (12'9") red to 2.41m (7'11") Wood laminate floor, base and wall mounted units, work surfaces, tiled splashbacks, breakfast bar, built-in cloaks cupboard, understairs cupboard, built-in pantry cupboard, radiator, UPVC window to rear, arch to:

KITCHEN : 5.49m (18'0") x 2.44m (8'0") Re-fitted with range of base and wall mounted units, work surfaces, tiled splashbacks, inset 1 1/2 bowl stainless steel sink unit with 'Swan-neck' style mixer tap, electric cooker point with glass splashguard and modern stainless steel and glass cooker canopy over, plumbing for dishwasher, space for fridge/freezer, plumbing for washing machine, wood laminate floor, telephone point, two radiators, UPVC windows to side and rear, door to Garage, door to:

CONSERVATORY : 2.69m (8'10") x 2.41m (7'11") Brick plinth, tiled floor, wall light point, panel heater, UPVC windows to both sides and rear, UPVC glazed door to rear garden.

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

BEDROOM 1 : 4.04m (13'3") + dormer x 3.33m (10'11") Two built-in double wardrobes - one with eaves access, loft access, eaves storage cupboard, TV point, wall light points, radiator, UPVC window to side, UPVC dormer window to front. Arch to:

DRESSING ROOM : 2.90m (9'6") x 2.08m (6'10") max L-Shaped room. Eaves cupboard, internal frosted window.

EN-SUITE BATHROOM : 2.90m (9'6") x 2.49m (8'2") + recesses Re-fitted with white suite comprising panelled bath, tiled shower enclosure with shower unit, wc, pedestal wash basin, tiled splashbacks, wood laminate floor, radiator, UPVC frosted dormer window to front with window seat.

BEDROOM 2 : 4.67m (15'4") + dormer x 3.35m (11'0") + recess Built-in double wardrobe, eaves cupboard, TV aerial, radiator, Velux window to rear, UPVC dormer window to front.

BEDROOM 3 : 3.33m (10'11") + dormer x 2.39m (7'10") Built-in wardrobe with eaves access, wood laminate floor, loft access, telephone point, radiator, UPVC dormer window to front.

SHOWER ROOM : 2.64m (8'8") max x 1.63m (5'4") Re-fitted with white suite comprising tiled shower enclosure with shower unit, wc, pedestal wash basin with mixer tap, tiled splashbacks, tiled effect laminate floor, radiator, UPVC dormer window to rear.

OUTSIDE : This property is situated on a generous corner plot with the gardens enjoying **SOUTHERLY** and **WESTERLY ASPECTS**. To the front and side, the garden is enclosed by hedging with mature trees and shrubs, being laid to lawn with borders. Part of this is enclosed by fencing, being laid mainly to lawn with borders. A driveway provides vehicular standing for at least three cars, and this leads to an **INTEGRAL GARAGE 4.95m (16'3") x 3.38m (11'1")**, with up and over style door, power and light connected, oil boiler, water softener, water tap and UPVC frosted window to side. A gate provides side access to the rear garden. This is enclosed by fencing, being laid principally to lawn with borders, two paved patio areas, **TIMBER SHED**, plastic 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.



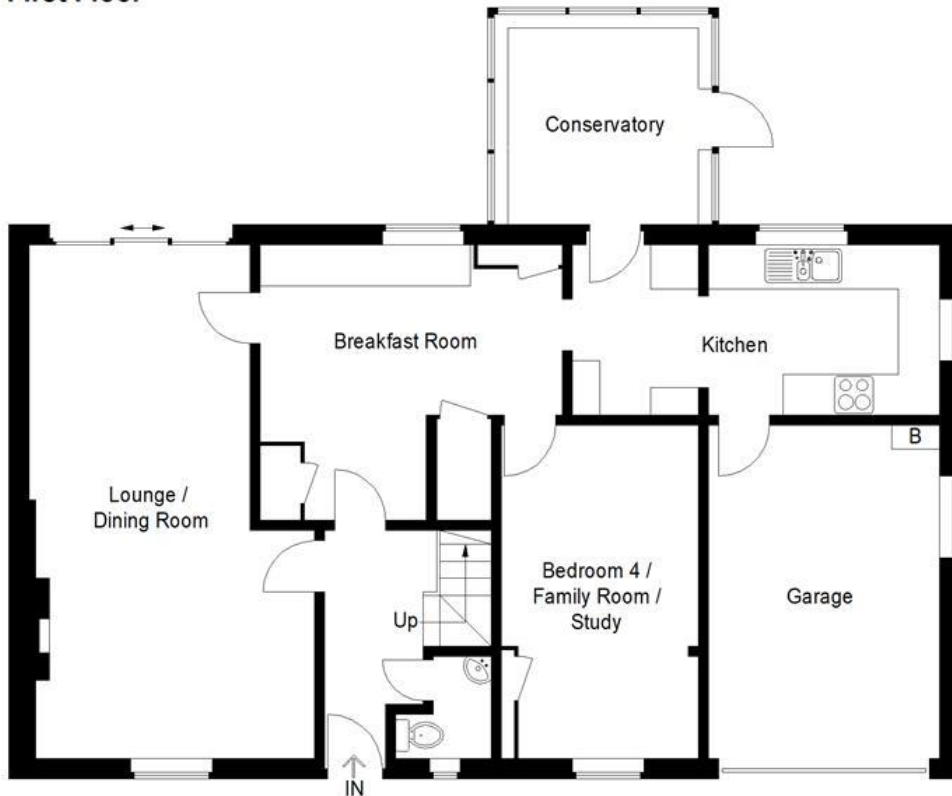


2 The Elms, Horringer, IP29 5SE

Approximate Gross Internal Area
(Including Garage)
179.1 sq m / 1928 sq ft



First Floor



Ground 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 (EPC)

2 THE ELMS HORRINGER BURY ST. EDMUNDS IP29 5SE		Energy rating D
Valid until 3 June 2031	Certificate number 0300-2564-7060-2809-8625	

Property type

Semi-detached house

Total floor area

123 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Consumer Protection from Unfair Trading Regulations 2008 (CPRs) These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

General Data Protection Regulations (GDPR) Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.