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DRAFT DETAILS
WELL COTTAGE, THE STREET, HORRINGER
BURY ST. EDMUNDS
IP29 5SJ

An established, spacious non-estate semi-detached house in this sought-after village, S/W of Bury St Edmunds. Hall, Shower Room, Lounge with Fireplace, Dining Room, Conservatory, Kitchen/Breakfast, Side Lobby, 3 Generous Bedrooms, Bathroom, Large Attractive Garden, Integral Garage/Workshop, Ample Parking, **VIEW ASAP.**



2108

Price Guide £375,000

HALL, SHOWER ROOM, LOUNGE WITH FIREPLACE, 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.

HALL : Approached via a UPVC part glazed front door. Stairs to first floor, telephone point, radiator.

SHOWER ROOM : Suite comprising tiled shower cubicle with shower controls, wc, corner wash basin, fully tiled walls, UPVC frosted window to front.

LOUNGE : 4.29m (14'1") x 4.24m (13'11") The focal point being a brick open fireplace with tiled hearth, TV point, radiator, UPVC window to front, glazed panelled sliding double doors to:

DINING ROOM : 3.17m (10'5") x 2.92m (9'7") Built-in cloaks cupboard, radiator, UPVC glazed door and side panels to:

CONSERVATORY : 3.15m (10'4") x 2.59m (8'6") Brick plinth, windows to side and rear, sliding patio door to rear garden.

KITCHEN : 3.51m (11'6") x 3.05m (10'0") inc to 3.91m (12'10") Range of base and wall mounted units, work surfaces, tiled splashbacks, inset single drainer stainless steel sink unit with mixer tap, inset ceramic hob with cooker hood over, built-in electric double oven/grill, space for fridge/freezer, built-in understairs storage cupboard, built-in shelved larder cupboard, TV aerial, radiator, UPVC window to rear, door to:

SIDE LOBBY : 1.78m (5'10") x 0.76m (2'6") Built-in **BOILER ROOM**, housing Grant oil boiler, UPVC window to side, door to Garage, UPVC part glazed 'stable' style door to rear garden.

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

BEDROOM 1 : 4.17m (13'8") + dormer recess x 3.38m (11'1") Two built-in double wardrobes, eaves storage cupboard, TV aerial, radiator, UPVC dormer window to front.

BEDROOM 2 : 4.11m (13'6") + dormer recess x 2.90m (9'6") Dual-aspect room. Built-in triple wardrobe, TV aerial, radiator, UPVC window to side, UPVC dormer window to front.

BEDROOM 3 : 3.20m (10'6") + dormer recess x 2.39m (7'10") Built-in storage cupboard, loft access, telephone point, radiator, UPVC dormer window to front.

BATHROOM : 1.80m (5'11") x 1.78m (5'10") + recess Suite comprising panelled bath, wc, pedestal wash basin, tiled splashbacks, UPVC frosted dormer window to rear.

OUTSIDE : To the front, the property is set well back, behind a deep front garden, with a well. This is enclosed by fencing, hedging and brick and flint wall, 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. There is an oil tank to the side and a gate provides side access to the large rear garden. This affords a good deal of privacy and is enclosed by fencing, hedging and brick and flint wall, being laid principally to lawn with shingle borders, ornamental pond, paved patio area with brick dwarf wall 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.

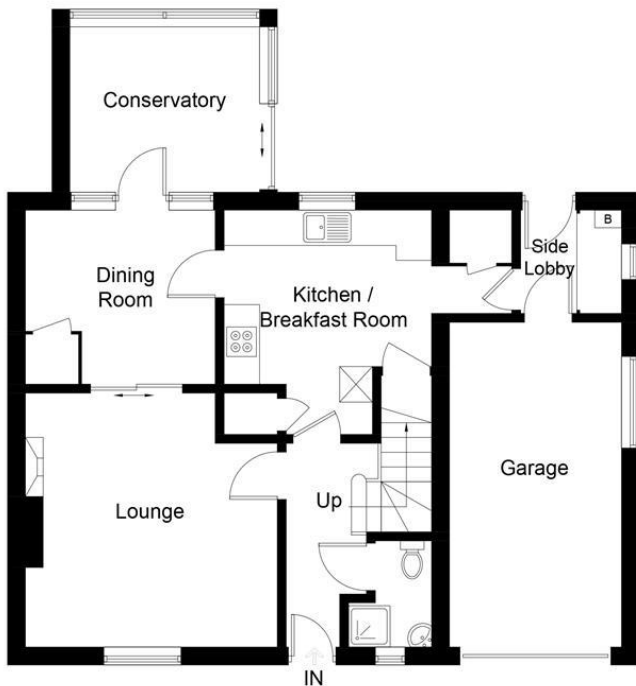




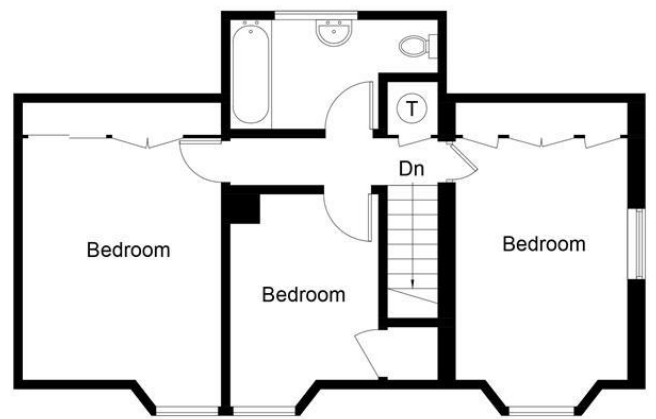


Well Cottage, The Street, Horringer, IP29 5SJ

Approximate Gross Internal Area = 139.5 sq m / 1501 sq ft
(Including Garage)



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



Well Cottage, The Street, Horringer, BURY ST. EDMUNDS, IP29 5SJ

Dwelling type: Semi-detached house Reference number: 0067-2831-7375-9491-4451
 Date of assessment: 19 March 2019 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 19 March 2019 Total floor area: 108 m²

Use this document to:

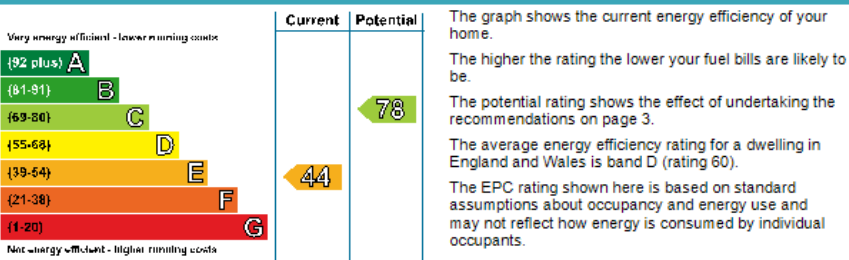
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,600
Over 3 years you could save	£ 1,593

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 363 over 3 years	£ 219 over 3 years	
Heating	£ 2,829 over 3 years	£ 1,542 over 3 years	
Hot Water	£ 408 over 3 years	£ 246 over 3 years	
Totals	£ 3,600	£ 2,007	

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	£ 903
2 Cavity wall insulation	£500 - £1,500	£ 156
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 201

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

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

THE PROPERTY MISDESCRIPTIONS ACT 1991

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.

DATA PROTECTION ACT 1998

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.