

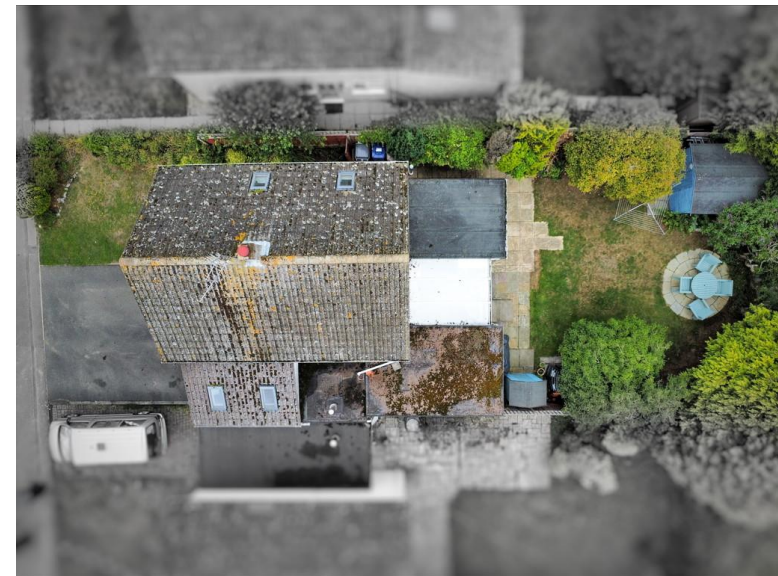


## The Oaks

Horringer , IP29 5SH

Guide Price £385,000

3/4 bedroom property with flexible accommodation which features three bedrooms equipped with en-suites bathrooms, large ground floor and an enviable location.





# Property Features

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- Extended 3/4 bedroom family home
- Three bedrooms with en suites
- Dual aspect sitting room with large bay window
- Spacious kitchen with extensive storage options
- Versatile ground floor family room/bedroom 4
- Delightful garden room
- Generous off-road parking for 2 vehicles
- Located in the sought-after village of Horringer

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## FULL DESCRIPTION

Horringer is renowned for its strong community, supported by local amenities such as a primary school, a community center, and quaint public houses. The proximity to the National Trust Ickworth Park and Bury St. Edmunds ensures the pick or rural and urban facilities. Additionally, excellent transport links via the A14 allow for convenient travel.

The ground floor welcomes you with an inviting entrance hall leading to the dual aspect sitting room, which boasts a large bay window. The well-equipped kitchen overlooks the garden room and flows seamlessly into the dining room perfect for entertaining. The unique family room, adaptable in use, enjoys front-facing views and features an adjoining store room and WC for added functionality. This level is

completed by a generous bedroom with its own en-suite shower room.

On the first floor, two spacious double bedrooms come complete with built-in wardrobe cupboards, each accompanied by its own en-suites.

Outside, the well-maintained front garden complements the property with a lawn and planted borders, while the driveway accommodates off-road parking for two vehicles. The gated side access leads to a charming rear garden, also predominantly laid to lawn, accompanied by a patio area.

Tenure: Freehold

Council Tax Band: D

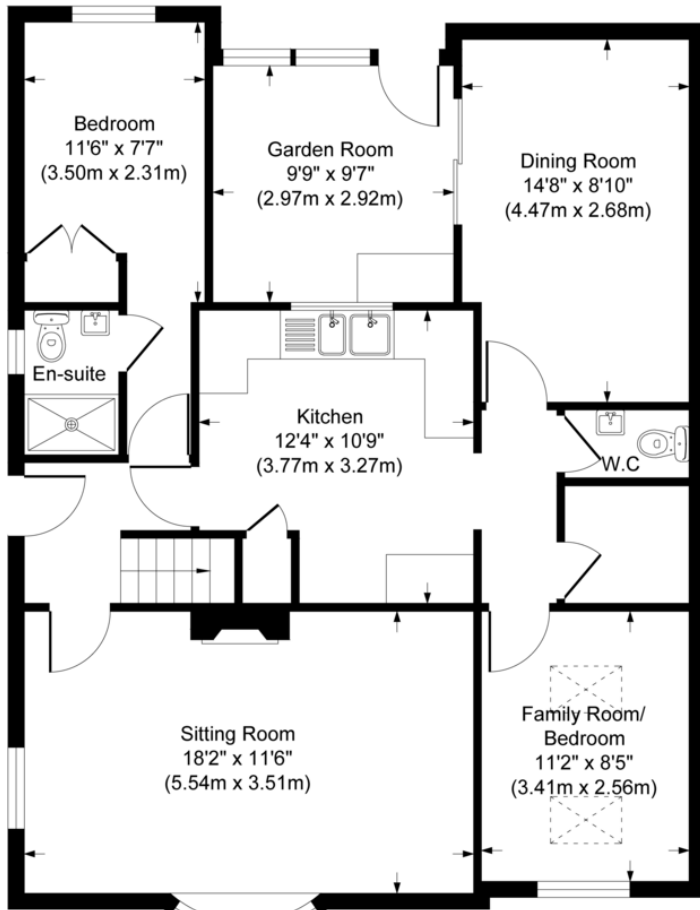
Services: Mains electricity, water, drainage, and oil-fired radiator central heating



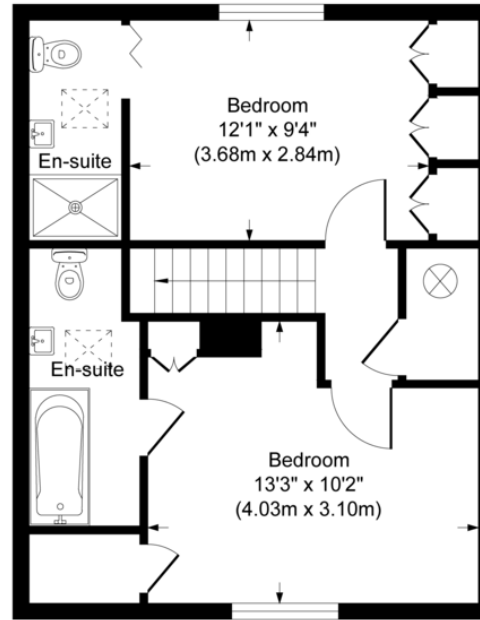




**Approximate Gross Internal Area**  
**1356 sq ft - 126 sq m**



**Ground Floor**



**First Floor**

Although every attempt has been made to ensure accuracy, all measurements are approximate.  
 This floorplan is for illustrative purposes only and not to scale.  
 Measured in accordance with RICS Standards.

Jackson & Co Bury St  
 Edmunds

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements