



Thistledown Drive, Ixworth, Bury St. Edmunds, Suffolk, IP31 2NH

MARK · EWIN
BURY ST EDMUNDS

Thistledown Drive,
Ixworth, Bury St. Edmunds,
Suffolk, IP31 2NH

This well-presented four-bedroom detached house is situated in the vibrant village of Ixworth, which boasts an array of local amenities. Within the village, you can find delightful Public Houses, a variety of eateries offering both take-away and dine-in options, convenient village stores, and excellent local schools. Additionally, the nearby town of Bury St Edmunds, just a short distance away, provides extensive opportunities for shopping, education, and recreational activities.

Upon entering the property, you will find a welcoming entrance hall that provides access to the study and the spacious sitting room. The sitting room features a wood burner as its focal point and opens up to the dining room, which leads to the garden room. The kitchen comes next, offering a range of wall and base level units, integrated oven and hob, the kitchen further benefits from a breakfast bar extension to the worktop space. Conveniently located off the kitchen is a lobby, which provides access to a cloakroom and a utility room.

Moving to the first floor, you will discover the four bedrooms, with the principal bedroom benefiting from an en-suite shower room. Completing the accommodation on this floor is a well-appointed family bathroom.

Externally, the property is accessed via a driveway, providing off-road parking. The rear garden offers a paved patio area with the remainder of the garden being laid to lawn.



Directions

Travelling north east from Bury St Edmunds along the A143 continue past the village of Great Barton until you reach Ixworth, at the first roundabout continue along the A143 to the second roundabout, turn left onto the A1088, left again onto Bardwell Road and left into Walsham Road. Thistledown Drive will be your first left, continue along the road taking a left turning, the property will be found at the end of the road on your left-hand side.

Location

The village of Ixworth offers a good range of local amenities including village shop, library, chip shop, doctors, pubs, school, Theobalds restaurant and Café. With great access on the A143 towards Diss and Bury St Edmunds. The historic market town of Bury St Edmunds provides an excellent range of schooling, shopping, cultural and recreational facilities. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.

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Accommodation:

Entrance Hall 8' 8" x 4' 0" (2.63m x 1.21m)

Sitting Room 17' 5" x 13' 0" (5.31m x 3.95m)

Dining Room 8' 7" x 8' 10" (2.61m x 2.69m)

Study 7' 11" x 9' 10" (2.42m x 3.00m)

Kitchen 8' 6" x 14' 8" (2.59m x 4.48m)

Utility Room 7' 3" x 7' 10" (2.21m x 2.40m)

Cloakroom 4' 1" x 4' 8" (1.24m x 1.42m)

Garden Room 8' 4" x 8' 8" (2.55m x 2.64m)

First Floor Landing

Bedroom One 14' 10" x 12' 9" (4.52m x 3.89m)

En-Suite

Bedroom Two 11' 11" x 11' 1" (3.63m x 3.38m) maximum

Bedroom Three 12' 2" x 8' 0" (3.72m x 2.45m)

Bedroom Four 9' 10" x 7' 11" (3.00m x 2.42m) maximum

Bathroom 8' 11" x 6' 5" (2.73m x 1.95m) maximum

Outside

Off Road Parking

Front & Rear Gardens

Additional Information:

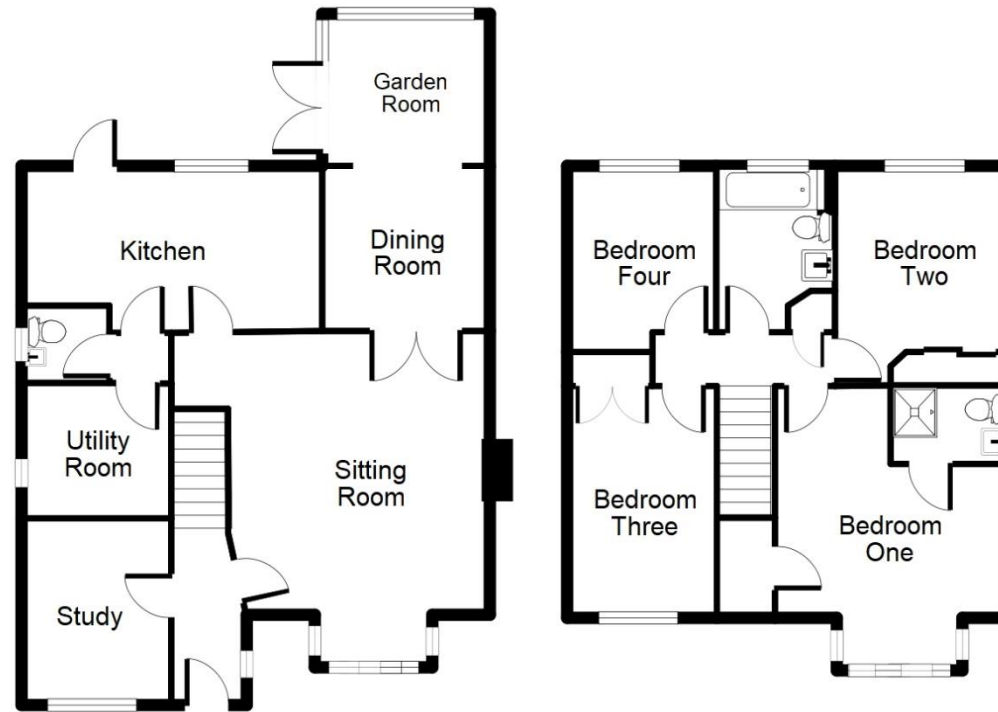
Council Tax Band: D

EPC Rating: D

Tenure: Freehold

Offers Over £350,000
Freehold





For identification only - Not to scale
(c) Visual Floor Planner

MONEY LAUNDERING REGULATIONS 2003: Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PLEASE NOTE: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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