



Saddlers Yard, High Street, Ixworth, Bury St. Edmunds, Suffolk, IP31 2HY

MARK · EWIN
BURY ST EDMUNDS

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Bury St. Edmunds, Suffolk, IP31 2HY

Available for sale with no onward chain, this three-bedroom semi-detached house is nestled at the end of a pleasant cul-de-sac, just a stone's throw away from Ixworth's village centre.

The property boasts the added benefits of off-road parking, a garage, and garden. Ixworth is a well-appointed village, boasting an array of amenities, including two public houses, a beautiful church, a doctor's surgery, a village store, and a hairdresser, to name just a few.

Upon entering, you will find an inviting entrance hall, a conveniently located cloakroom, a spacious sitting room, a well-equipped kitchen, and a delightful conservatory.

Upstairs, three bedrooms await, each featuring built-in wardrobes, and a well-appointed bathroom completes the accommodation.

Outside, the driveway offers extra off-road parking and leads to the garage. The manageable rear garden is predominantly laid to lawn, with planted borders, and offers the added convenience of a side access gate leading to the front of the property.



Directions

From Bury St Edmunds, when entering the village of Ixworth, proceed along the high street and turn right into Saddlers Yard, where the road bends to the right, the property will be found at the very end of the road on the left-hand side.

Location

The village of Ixworth offers a good range of local amenities including a village shop, library, chip shop, doctors surgery, Public Houses and local schooling. The village offers 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 13' 11" x 5' 9" (4.25m x 1.75m)

Cloakroom 5' 2" x 3' 2" (1.58m x 0.96m)

Sitting Room 19' 7" x 10' 2" (5.98m x 3.11m)

Conservatory 9' 6" x 9' 6" (2.90m x 2.90m)

Kitchen 10' 7" x 8' 1" (3.22m x 2.47m)

First Floor Landing

Bedroom One 16' 4" x 9' 4" (4.98m x 2.84m)

Bedroom Two 11' 2" x 9' 0" (3.41m x 2.74m)

Bedroom Three 10' 9" x 7' 9" (3.27m x 2.36m)

Bathroom 7' 7" x 7' 3" (2.31m x 2.21m)

Outside

Garage 16' 6" x 8' 11" (5.02m x 2.71m)

Driveway

Rear Garden



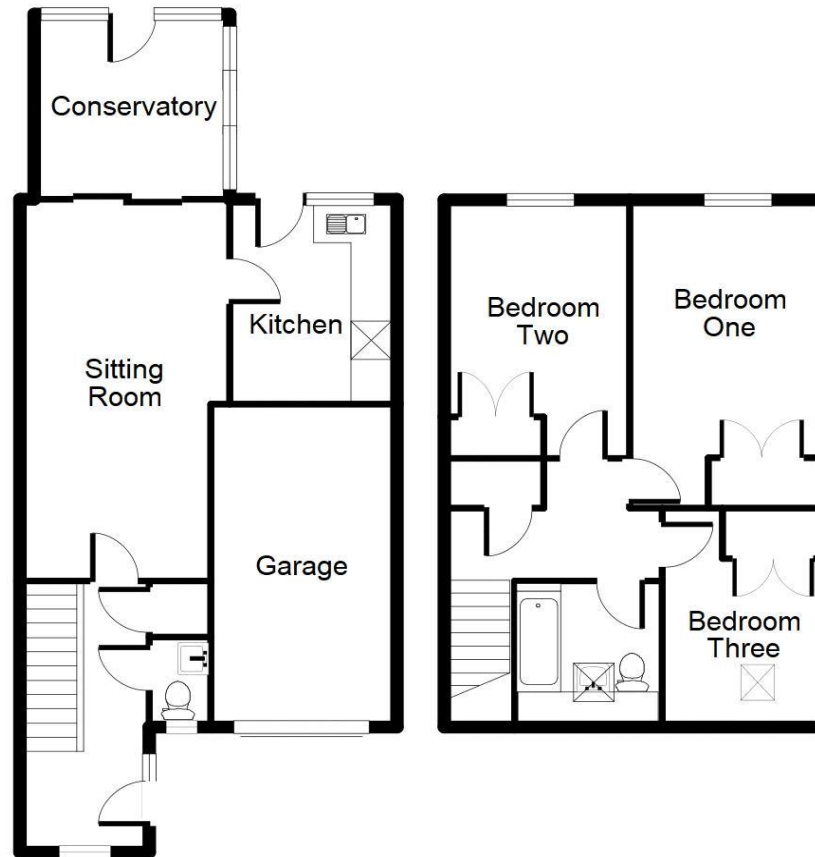
Additional Information:

Council Tax Band: C

EPC Rating: D

Tenure: Freehold

**Offers Over £260,000
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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