



Stow Road, Ixworth, Bury St. Edmunds, Suffolk, IP31 2HZ

MARK · EWIN
BURY ST EDMUNDS

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Suffolk, IP31 2HZ

Located in the popular village of Ixworth this spacious four-bedroom detached bungalow with off-road parking and a garage.

The property offers an entrance hall leading to the sitting room with a wood-burner and dining room featuring french doors leading out into the garden. The well-appointed kitchen boasts ample cupboard space, wooden worktops and a convenient kitchen island. Additionally, a further reception room leads from the kitchen providing versatile living space.

There are four well-presented bedrooms with the principal bedroom benefitting from an en-suite and the modern family bathroom completes the accommodation.

Outside, the property offers a single garage, and the driveway provides additional off-road parking. The rear wrap-around garden is laid to lawn with paved patio areas and is bordered by flower beds. There is an additional raised area with gravel pathways leading to a delightful seating area and pergola overlooking the rest of the garden.

*Agents Note: This property is situated in a conservation area.

Additional Information:

Tenure: Freehold

EPC Rating: D

Council Tax Band: D - £1,951.11 (Source West Suffolk)

Services: Mains Gas, Electric, Water and Drainage.
Heating offered via gas central heating.

(Please note that none of these services have been tested by the selling agent.)



Directions

Travelling north east along the A143, at Ixworth, take the left turning at the roundabout onto Stow Road and the property will be found on the right hand side.

Location

The village of Ixworth offers a good range of local amenities including village shop, library, chip shop, doctors, pubs and school. 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 7' 9" x 6' 7" (2.36m x 2.00m)

Sitting Room 19' 6" x 12' 6" (5.95m x 3.81m)

Dining Room 13' 2" x 9' 8" (4.01m x 2.94m)

Kitchen/Dining Room 25' 7" x 14' 2" (7.81m x 4.33m
reducing to 3.80m)

Hallway

Bedroom One 13' 1" x 12' 10" (4.00m x 3.90m)

Ensuite 12' 6" x 3' 3" (3.80m x 1.00m)

Bedroom Two 12' 8" x 9' 5" (3.86m x 2.87m)

Bedroom Three 9' 11" x 8' 8" (3.01m x 2.63m)

Bedroom Four 9' 10" x 7' 7" (3.00m x 2.32m)

Bathroom 9' 10" x 9' 5" (3.00m reducing to 1.80m x 2.86m
reducing to 1.70m)

Front & Rear Garden

Driveway

Garage

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Offers Over £465,000
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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