



Thomas Close, Ixworth, Bury St. Edmunds, Suffolk, IP31 2UQ

MARK · EWIN
BURY ST EDMUNDS

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Ixworth,
Bury St. Edmunds,
Suffolk, IP31 2UQ

A well-presented, four-bedroom, detached family home located in the well-served village of Ixworth, the property benefits from integral garage and delightful gardens. The property offers, on the ground floor, an entrance hall, sitting room with box bay window, dining room, kitchen and a cloakroom.

On the first floor, the four bedrooms can be found, with the principal bedroom benefitting from an en-suite, and the family bathroom completes the accommodation on offer.

Outside, the driveway provides for additional off road parking leading to the integral garage, the garage having power and light, and there is an additional shingled driveway area providing further parking. The remainder of the front garden is laid to lawn with planted beds. The rear garden is enclosed by fencing and is mainly laid to lawn with a paved patio area, the garden benefits from a garden shed and benefits from side access to the front of the property.



Directions

Travelling north east along the A143 travelling through the village of Great Barton and onwards to Ixworth, at the Ixworth roundabout take the second left onto Micklesmere Drive, continue along this road and turn left into Thomas Close, follow Thomas Close to the Right and the property will be located 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, 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.

Accommodation:

Entrance Hall 4' 7" x 4' 7" (1.4m x 1.4m)

Sitting Room 12' 10" x 16' 1" (3.9m x 4.9m) maximum into bay

Dining Room 9' 6" x 8' 11" (2.9m x 2.71m)

Kitchen 9' 6" x 15' 1" (2.9m x 4.6m)

Cloakroom 2' 11" x 5' 3" (0.9m x 1.6m)

First Floor Landing

Bedroom One 9' 10" x 12' 10" (3m x 3.9m)

En-Suite 4' 11" x 4' 7" (1.5m x 1.4m)

Bedroom Two 9' 2" x 8' 10" (2.8m x 2.7m)

Bedroom Three 7' 10" x 8' 10" (2.4m x 2.7m)

Bedroom Four 8' 2" x 6' 11" (2.5m x 2.1m)

Bathroom 6' 3" x 5' 3" (1.9m x 1.6m)

Outside

Driveway & Garage

Front & Rear Gardens

Additional Information:

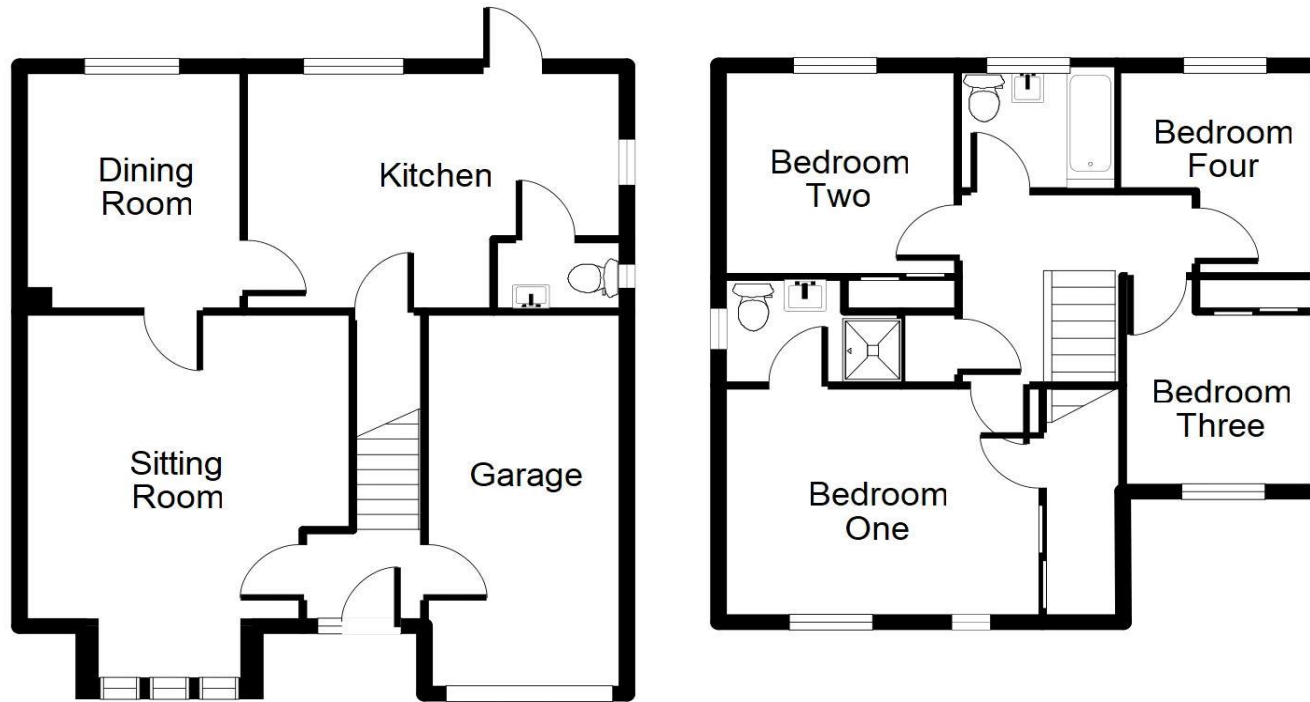
Council Tax Band: D

EPC Rating: C

Tenure: Freehold

Offers Over £325,000
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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