THE
Mortimer
& Gausden
PARTNERSHIP

6 Ixworth Road, Stowlangtoft,
Bury St. Edmunds, IP31 3JS

Guide Price
£315,000

Three Bedroom Semi-Detached Home With Stunning Views

Welcome to Ixworth Road, a well-presented and reconfigured, three-bedroom, semi-detached property offering superb views to the rear, which can be enjoyed from the kitchen-diner, bedrooms and of course, the superb garden office!

Stowlangtoft is a charming and peaceful village set in the beautiful Suffolk countryside, just a short drive from the historic market town of Bury St Edmunds. Surrounded by open farmland and scenic rural views, the village offers a tranquil setting while still providing convenient access to local amenities and well-regarded schools, whether this be in larger towns, or growing villages such as, Thurston, Badwell Ash and Ixworth.

Stowlangtoft is an ideal location for those seeking a quieter, rural lifestyle, whilst retaining practicality with everyday needs on the doorstep.

Upon arrival to the property, you are greeted by a large shingle driveway, suitable for multiple vehicles.

- Newly Refurbished Kitchen
- Stunning Views To The Rear
- Garden Office
- Large Driveway, Suitable For Multiple Vehicles
- Desirable Village Setting
- Charming Log Burner In Lounge
- Reconfigured To Create Open Plan Living
- Cleverly Designed Jack & Jill Bathroom

Ground Floor:
Entrance hall, complete with newly installed hard-flooring which can be found leading into the open-plan living area, alongside kitchen-diner.

The ground floor has been reconfigured, removing an internal wall to create a much lighter, contemporary and sociable space. The charming log burner creates a cosy focal point to the room, ideal for the colder months!

The reconfiguration creates a larger dining space, which compliments the newly installed kitchen, complete with integrated fridge-freezer, oven, hob, extractor fan, washing machine, microwave and wine chiller.

The rear hallway allows access to the rear garden, storage space and bathroom, which is fited with wc, basin, bath with handheld shower attachment and storage.

First Floor:
Upstairs, the L-shaped landing holds access to all three bedrooms and bathroom.

Bedroom one is a large double room with fitted storage, overlooking the rear of the property and access into the Jack and Jill style bathroom.

Newly fitted in 2022 with a corner shower, wc, basin and heated towel rail, the bathroom is a fantastic use of space, especially with the dual access.

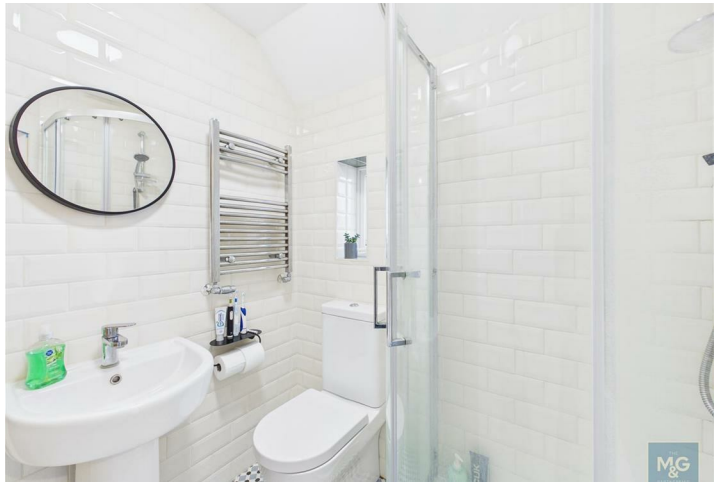
Bedroom two can be found overlooking the front of the property, whilst bedroom three overlooks the rear.

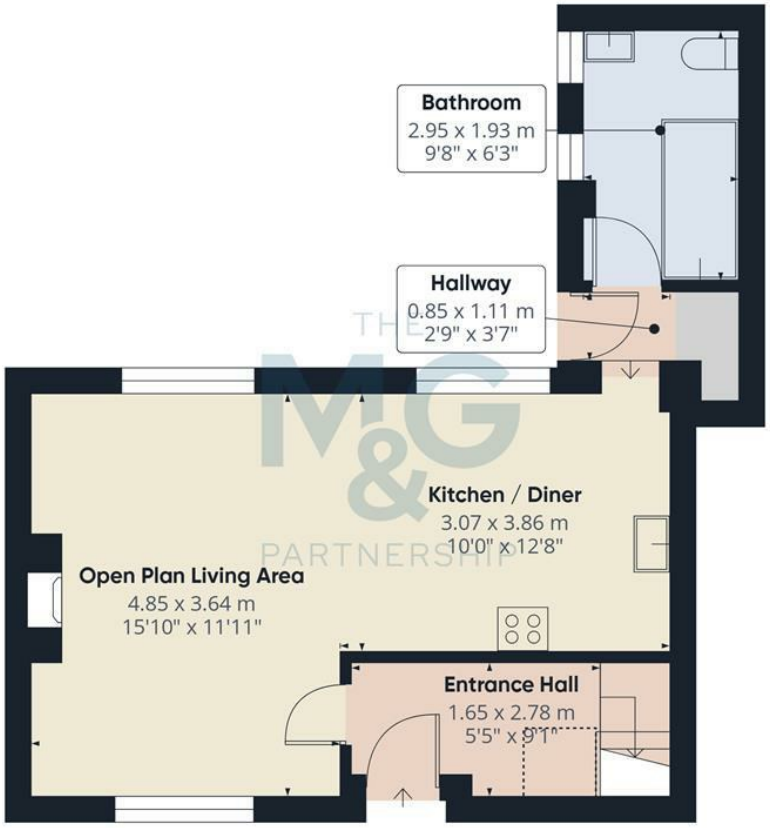
Outside:
To the rear of the property, you find a wonderful garden, divided into two main sections. The first of which offers a generous patio, perfect for al-fresco dining, pergola, storage and access to the alleyway leading to the front of the property. This alleyway also houses the new installed boiler.

The far end of the garden is mostly laid to lawn, with stunning views to the rear.

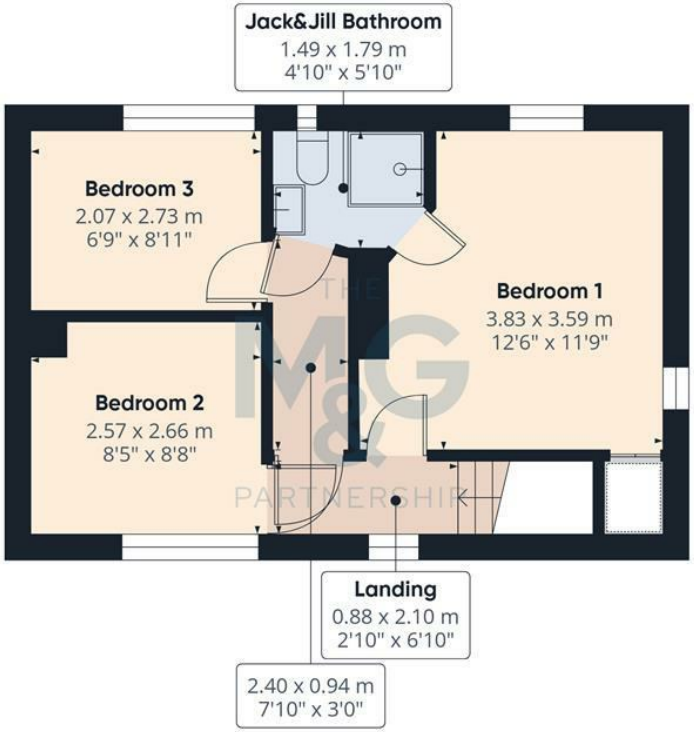
A raised garden office with decking provides a superb multi-functional area, whether this be an office / study, hobbies room, man-cave or business space. (Currently used as nail salon)

Agent Notes:
EPC - D
Council Tax - B
Oil fired heating - New boiler installed (January 2026)
Mains water, electricity & drainage
What3Words: ///bullion.glass.soil
Mobile - Ofcom states all mobile phone providers are likely
Broadband - Ofcom states Superfast broadband is available





Floor 0 Building 1



Floor 1 Building 1

Floor 0 Building 2

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