Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

The Willow Ixworth Road, Troston,
Bury St. Edmunds, IP31 1EZ

Guide Price
£450,000

A superbly presented individual detached family home

If you've been looking for a spacious home perfectly suited for a growing family, this beautifully presented detached house is sure to catch your eye.

Originally built in the 1970s and thoughtfully extended to the side and rear, this property offers an impressive amount of living space. It features two generously sized reception rooms and four well-proportioned bedrooms. At the heart of the home is a superb kitchen/breakfast room, connected to an adjoining conservatory, ideal for relaxed family living and entertaining.

The property is set within established private gardens and includes a single garage, ample driveway parking, and a large timber-framed workshop.

Troston is a reasonably small but popular village with a strong sense of community. Surrounded by open countryside with lots of lovely walks nearby, the village is only 7 miles away from the thriving market town of Bury St. Edmunds.

- Spacious and well appointed detached home
- Occupying a pleasant non estate village setting
- Hall, cloakroom, large triple aspect sitting room
- Dining room, kitchen/breakfast room, conservatory
- Master bedroom with en suite, 3 further bedrooms
- Garage, parking, established gardens & workshop
- Oil fired central heating, uPVC sealed unit glazing

The Willow is one of those properties that provides a very welcoming feel, from the moment you step inside. A light colour scheme and large windows add to the feeling of light and space and it is clear that this property has been exceptionally well maintained throughout. The accommodation benefits from uPVC sealed unit glazing and oil-fired central heating.

The entrance hall has a semi-vaulted ceiling and a cloakroom to the side. The sitting room is a generously proportioned triple-aspect room with an inset multifuel fire. There is a separate dining room which has views over the rear gardens and offers enough space for a large dining table. A glazed door leads into the kitchen/breakfast room.

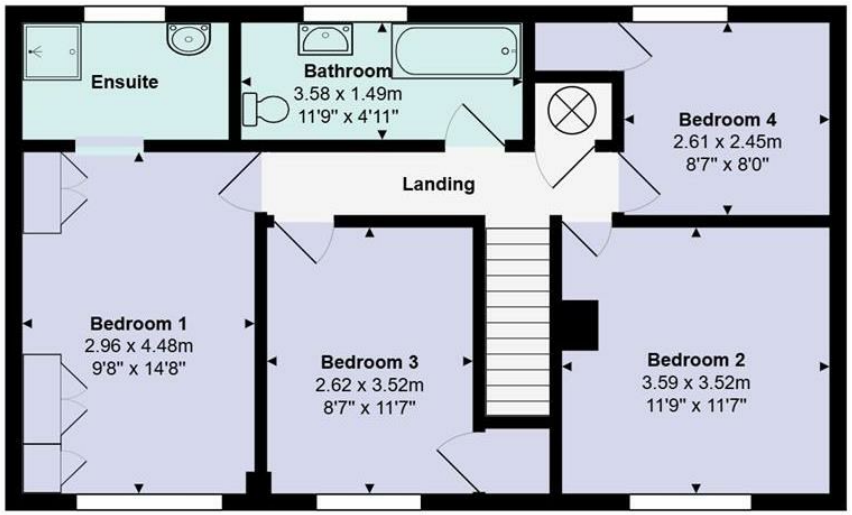
The kitchen/breakfast room in another spacious room with a triple aspect and includes an extensive range of cupboards and fitted worktops. There is an integrated double oven, hob, hood, dishwasher, washing machine, water softener and a breakfast bar. This room opens up into the sizable conservatory/garden room. Both areas have underfloor heating and combine to make the perfect space for family living.

On the first floor :
The landing gives access to all 4 bedrooms and the family bathroom. Bedroom 1 has an en suite shower room and the 3 remaining bedrooms are all of a good size.

Outside
A driveway providing parking for a number of cars leads up to the single garage. To the side of the garage is a covered porchway. The front gardens are bordered by mature hedging and are laid mainly to lawn with a large magnolia tree. To the far boundary is a gateway which gives access to a very useful timber-framed outbuilding/workshop.

The rear gardens enjoy a good degree of privacy and are again laid to lawn and planted with a variety of shrubs and trees. There is a sheltered patio area and a small summer house.

COUNCIL TAX - BAND D -West Suffolk
SERVICES -Mains water, electricity and drainage.
ENERGY RATING - C
BROADBAND - Superfast is available (Ofcom)
MOBILE - All mobile phone providers are likely (Ofcom)
WHAT3WORDS ///commuting.marine.projects



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