



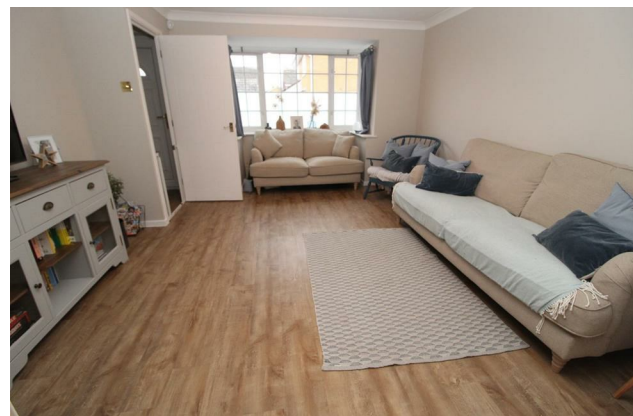
## 55 Micklesmere Drive, Ixworth, Bury St. Edmunds, Suffolk, IP31 2UJ

This beautifully presented home has been extended to the rear and now provides an excellent level of accommodation, making it ideal for a growing family.

The property is located close to the well-served village centre of Ixworth and includes an open plan kitchen/dining/family room which has contemporary styling and provides the perfect space for entertaining.

- Extended and much improved detached family home
- Occupying a popular and well served village setting
- Sitting room, superb kitchen/diner with adjoining family room
- Master bedroom with en suite, 3 further bedrooms, bathroom
- Gas fired central heating, uPVC sealed unit glazing
- Garage, ample parking, enclosed gardens

## Guide Price £385,000





## General Information

The property occupies a popular location close to the village centre. Ixworth has many local amenities including shops, doctors' surgery, police and fire stations, library, 2 schools, village hall, and church. The property is located only 7 miles from the historic market town of Bury St Edmunds, which offers a wide range of shopping, leisure and cultural facilities. Cambridge and Ipswich are 35 and 23 miles away respectively.

If you have been looking for an attractively presented home in a well-served location this extended detached house is bound to be of interest. The house, which benefits from gas fired central heating and uPVC sealed unit glazing has a bright contemporary feel and has been appointed to a high standard.

On the ground floor: The entrance hall gives access to the sitting room and also has a connecting door to the garage. The garage could lend itself to be converted, (if required and subject of course to consent).

The sitting room has a bay window and a door leading into the superb kitchen/diner. Having been beautifully refitted, the kitchen/diner includes stylish units and extensive worktop surfaces. There is an integrated double oven, hob, fridge freezer and dishwasher. There is ample space for a good sized dining table and an opening into the family room. The family room has a vaulted ceiling and double doors which open up into the gardens. Finally, there is a separate utility room and cloakroom.

On the first floor: A spacious landing area leads to all 4 bedrooms and the family bathroom. The Master bedroom has built-in storage and a modern en suite shower room.

### Outside

The gardens to the front of the house have been hard landscaped and provide extensive parking and access to the garage. The enclosed rear gardens are of a good size and include an area of lawn and patio.

### Directions

Leave Bury St. Edmunds on the A143 toward Diss. Continue through Great Barton and on to Ixworth. At the first roundabout take the 2nd exit onto Micklesmere Drive. The property will be seen towards the top of the road.

## Entrance Hall

Sitting Room 16'2 max x 12'11 (4.93m max x 3.94m)

Kitchen/Diner 18'7 x 9'7 (5.66m x 2.92m)

Family Room 10'8 x 9'8 (3.25m x 2.95m)

Utility 6'3 x 5'6 (1.91m x 1.68m)

Cloakroom

First floor

Master Bedroom 13'0 x 9'9 (3.96m x 2.97m)

En suite shower

Bedroom 2 9'5 x 9'0 (2.87m x 2.74m)

Bedroom 3 8'0 max x 7'2 (2.44m max x 2.18m)

Bedroom 4 8'11 x 8'0 max (2.72m x 2.44m max )

Bathroom

Garage

Enclosed Gardens

