



Thistledown Drive, Ixworth

Sheridans



A much-improved five-bedroom detached home offering beautifully presented accommodation with a modern twist, positioned within one of the area's most well-served and highly regarded villages.

Built approximately 35 years ago and significantly enhanced within the last two years, this impressive property provides a generous level of stylish, contemporary accommodation. Highlights include a superbly re-designed kitchen/dining room, high-quality finishes throughout, and striking Bi-Fold doors opening onto the rear garden and newly created terrace. Sitting within a plot of approximately 1/6 acre (STSS), the home enjoys well-proportioned rooms, extensive parking, a double garage, and mature private gardens.

Benefiting from gas-fired radiator central heating, double glazing, and a recently fitted water softener, the accommodation briefly comprises: an inviting entrance hall with staircase to the first floor, which also leads to a delightful library/reading area. From the hall, doors lead to the cloakroom and study.

The spacious dual-aspect sitting room features a central fireplace, Bi-Fold doors to the rear garden, and further double doors that connect to the newly remodelled and exceptionally well-equipped kitchen/dining room. This stunning space includes a wide range of contemporary units, generous drawer and cupboard storage, integrated appliances, and a large island. Additional Bi-Fold doors open to the rear terrace, with French doors to the side, creating excellent flow for both everyday living and entertaining. A separate utility room offers further fitted cupboards, a sink, access to a walk-in pantry/storage area, and a door to the adjoining double garage.

Upstairs, a spacious landing with airing cupboard leads to five bedrooms, including the principal bedroom with en-suite shower room. The remaining bedrooms are served by a newly re-fitted modern family bathroom completed to a high standard.

## Outside

The property is approached via a shingle driveway offering parking for 5–6 vehicles, along with access to the double garage. The gardens are a key feature—mainly laid to lawn and richly stocked with mature shrubs, flowering plants, and trees. While a large newly laid terrace provides an ideal space for outdoor dining and entertaining. Additionally, a separate allotment area sits within the garden, complete with a new shed and firewood store.

## Location

The house enjoys a desirable position within walking distance of the excellent range of amenities Ixworth has to offer, including two popular pubs, St Mary's Church, a Methodist church, doctor's surgery, village store, Chinese takeaway, fish and chip shop, and a weekly mobile post office. Notably, the property is within walking distance of two highly rated Ofsted schools (primary and secondary).

Ixworth also benefits from a village hall with a library and community activities such as yoga, badminton, cinema events, and various clubs. The village offers additional recreational facilities including a playing field with children's play area, an excellent Bowls Club, Brownies and Army Cadets, an Angling Club, and picturesque countryside walks along the River Blackbourn.

This well-served village lies approximately 7 miles from Bury St

- Impressive detached five double bedrooomed house
- Stunning kitchen/dining room with island
- Stylish Bi-Fold doors
- Plenty of vehicle parking
- Double garage
- Dual aspect sitting room
- Village with excellent local facilities and thriving community
- Well-stocked gardens with large terrace ideal for entertaining
- Study, cloakroom, utility
- Five double bedrooms, en-suite shower, family bathroom

Edmunds and 15 miles from Stowmarket, which provides a mainline rail link to London.

## Directions

Proceed up the village High Street and turn right into Walsham Road and then the first left into Thistledown Drive, where the property is the first on the left.

## Services

All mains services are connected.

Council Tax Band F. EPC Rating: D.

Broadband speed: Up to 1800 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three and O2 (Source Ofcom)

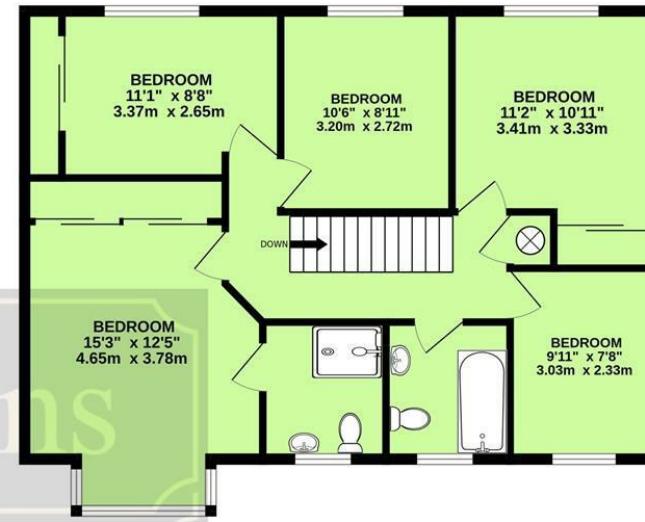
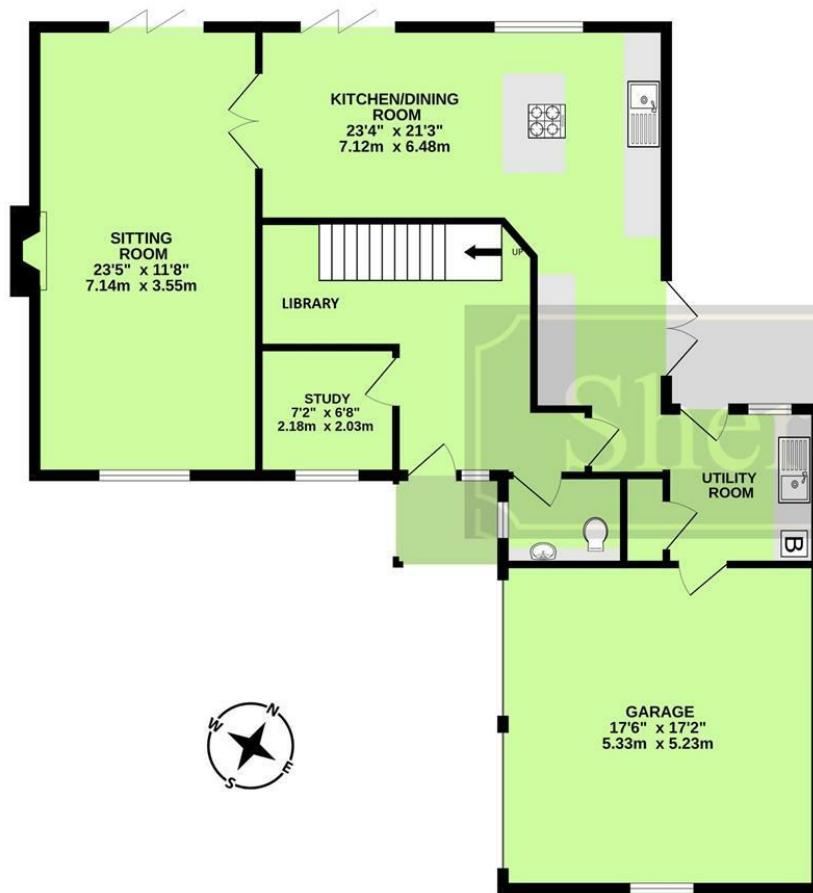
Flood Risk: Very Low Risk



## GROUND FLOOR

## 1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only  
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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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