



Ixworth Road, Norton

Sheridans



**NO ONWARD CHAIN** - A detached period house providing a surprising level of accommodation, with generous gardens including a stunning recently built oak framed garden room/home office.

Understood to date back to the 17th century with considerable improvements and extensions in more recent years, this superb village home retains many original features including exposed timbers and studwork, period fireplaces and wooden flooring with charming accommodation currently in brief comprising; entrance door opening to Entrance Hall: with stairs off to first floor with door to Dining Room: an ideal reception for entertaining with windows to front, fireplace with wood burning stove and door to the Boot room: a useful space with windows to side and rear and door to garden. Kitchen: fitted with a range of cupboards providing drawer and cupboard space with space for range oven and appliances. Windows to side and rear, door to rear. Sitting Room: a charming reception full of character with exposed beams, studwork, windows to front and fireplace with wood burning stove. Study/Bedroom four: fitted cupboard, window to rear and a family bathroom completes the ground floor accommodation.

On the first floor is a landing with airing cupboard, three bedrooms (the largest with dressing room) and a shower room completes the first floor accommodation.

#### Outside

Vehicular access leads to a driveway providing off road vehicle parking and access to the detached garaging. A brick and flint wall with arched wooden gate opens to the gardens.

The gardens are a delightful feature providing the occupants with an excellent degree of privacy whilst stocked with an abundance of flowering plants, shrubs and mature trees. There are extensive lawned gardens and a large newly constructed stone terrace is ideal for entertaining and of particular note and a stunning feature, is the recently built Oak framed garden room/home office with aluminium bi-fold doors, vaulted ceiling, and a large stone paved veranda with wood burning stove and affording lovely views to the rear.

#### Location

The house is situated along the road in the heart of the village and only a stones' throw from the excellent local facilities. Norton boasts a thriving local community and is complemented by an excellent range of local facilities which are within a short walk and include a well-regarded primary school, church, village hall, playing field, garage with shop / post office and service station and the local pub (The Dog) is very popular with a good reputation.

There is good access to the local towns of Bury St Edmunds and Stowmarket, which along with Thurston and Elmswell, benefit from a train station and good public transport. The A14 provides excellent road links to Cambridge and Ipswich.

#### Directions

When entering Norton from the direction of Ixworth along Ixworth Road, the house will be found on the right-hand side.

#### Services

Mains electricity drainage and water. Heating - Oil fired radiator central heating.

Council Tax: Mid Suffolk Band: D

- **NO ONWARD CHAIN**
- Sitting room
- Dining room
- Kitchen breakfast room
- Study/bedroom four
- Three further bedrooms, dressing room
- Bathroom, shower room
- Delightful gardens affording open views to rear, garaging
- Stunning recently built oak framed home office with veranda in a well-served village location
- Boot room

Broadband speed: Up to 45 mbps available (Source Ofcom)  
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: No Risk

EPC Rating: D





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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