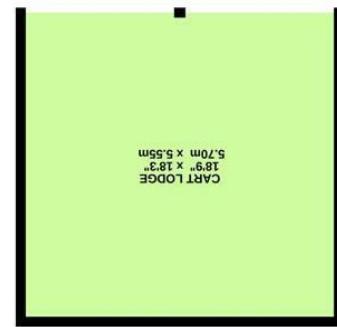
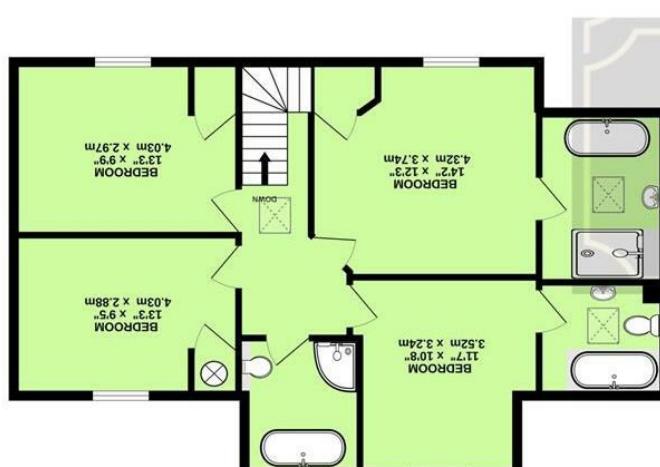


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as to their operability or efficiency can be given.
prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee
of mis-statement. This plan is for illustrative purposes only and should be used as such by any
omission of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements
of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.

FLOOR AREA EXCLUDES CART LODGE



SOLD





Stow Road, Ixworth IP31 2HZ

Guide Price £450,000

An individual detached four bed roomed home enjoying a tucked away setting in the heart of the popular village of Ixworth.

Built in 2011 to a traditional design and including quality features such as oak flooring, oak staircase, wood burning stove and oak internal doors throughout and whilst complemented by private low maintenance gardens and cart lodge garage, this attractive modern house offers well presented accommodation currently in brief comprising of a reception hall with a fine oak staircase and oak floor. Leading through to a spacious sitting room again with a lovely oak floor, and a fine red brick fireplace with large oak bressumer and wood burning stove. The kitchen dining room is a superb light and airy space extending to over 24ft in length and is fitted with an extensive range of modern gloss units providing plenty of drawer and cupboard space and space for range oven with oak preparation surfaces and of particular note are the oak Bi-Fold doors opening to the private rear garden. There is also a study, utility and a cloakroom completing the

ground floor accommodation.

The oak flooring and internal doors continue on the first floor enhancing the four spacious bedrooms, two of which benefit from stylish en-suite bathrooms and a family bathroom completes the accommodation.

Outside

The house has access across a shared private driveway leading to the front of the house providing off road vehicle parking and access to a single cartlodge garage. To the rear is a private garden with decking and stocked with an abundance of flowering plants and mature shrubs.

Location

The property enjoys a tucked away setting within a stones throw of the excellent range of local facilities Ixworth provides which include a doctor's surgery, schools, village shop, cafe and post office. Ixworth is located approximately 7 miles from Bury St Edmunds and 15 miles from Stowmarket with its main line rail link to London.

- Reception hall, cloakroom
- Sitting room with wood burning stove
- Large kitchen/dining room
- Study
- Utility
- Four double bedrooms
- Two en-suites, family bathroom
- Cartlodge garaging
- Private garden
- Tucked away setting in well served village

Directions

When entering Ixworth from the direction of the A134, proceed into the High Street and turn right into Stow Road, where the driveway leading to the house will be found on the left-hand side just before a house called the Blooms. .

Services

All mains services are connected. Council Tax Band E. EPC Rating C.

