



Crown Crescent, Ixworth

Sheridans



Crown Crescent, Ixworth IP31 2EJ

Offers Invited £339,500

NO ONWARD CHAIN - Detached 3 bedroom house in quiet close situated only a stones throw from the thriving village centre.

Understood to have been built about 54 years ago of traditional brick construction beneath a tiled roof, this detached 3 bedroom house, provides light and airy accommodation complemented by generous gardens with gate directly onto the village playing field and situated at the end of a small close, just off the heart of the village.

Benefitting from gas fired radiator central heating and no onward chain, the accommodation currently in brief comprises an entrance hall with stairs off to first floor, under stairs and further cupboard and door to the cloakroom. The well equipped kitchen is fitted with a range of modern units providing ample drawer and cupboard space beneath preparation surfaces and complemented by built in appliances. The dual aspect sitting room is a bright and airy room with large window to front and sliding glass doors opening to the conservatory, overlooking the rear gardens. On

the first floor is a landing leading to the three bedrooms and family bathroom, completing the accommodation.

Outside

To the front is an area of lawned garden and block paved driveway providing off road parking for 2 cars and access to the single garage. Side access leads to the rear gardens which are laid to lawn and enclosed by close boarded fencing with gate leading to the children's play area.

Location

The property is situated in a quiet close situated within a short walk of the thriving village high street and the excellent range of local facilities on offer, which include a doctors surgery, shops/post office, church, schools and two public houses. The popular village of Ixworth is situated approximately 8 miles to the north east of Bury St Edmunds and 10 miles from Stowmarket with its main line rail link to London.

Directions

Proceed up the High Street, just before the crossing take the right hand turn into Crown Lane, Crown Crescent is the first right hand turning.

- Detached house in quiet close setting
- Parking for 2 cars, single garage
- Generous gardens backing onto village playing field
- No onward chain
- Thriving, well served village location
- Sitting/dining room
- Kitchen
- Conservatory
- Three bedrooms
- Bathroom, cloakroom

Services

Mains gas, electricity, drainage and water. Gas central heating

Council Tax: Mid Suffolk Band: C

Broadband speed: Up to 1000 mbps available (Source Ofcom)

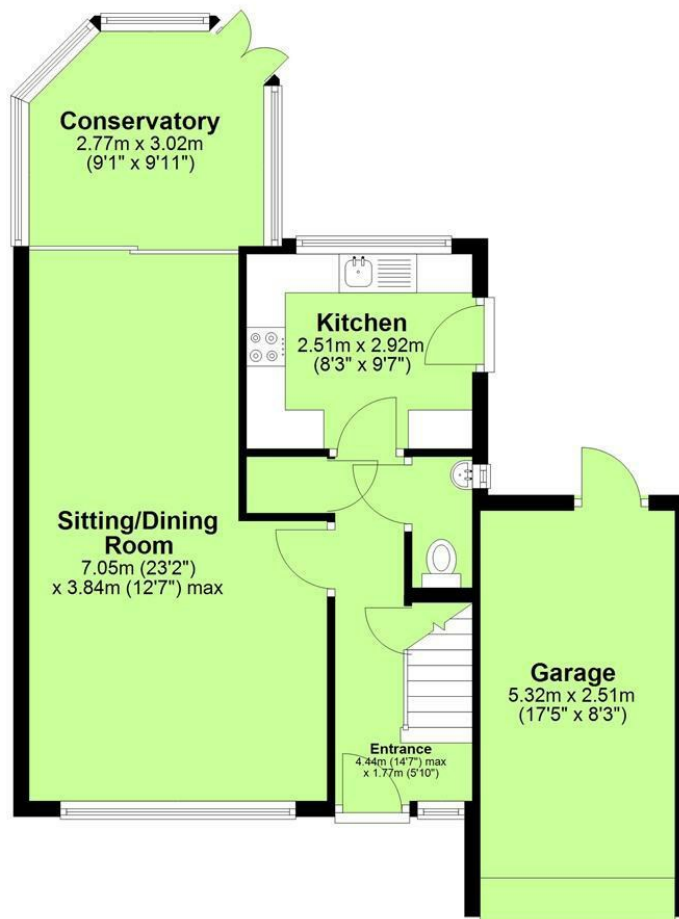
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: Very low risk



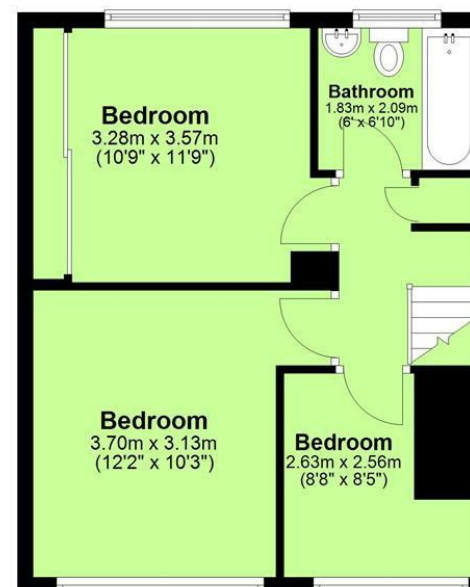
Ground Floor

Approx. 62.0 sq. metres (667.2 sq. feet)



First Floor

Approx. 40.9 sq. metres (439.7 sq. feet)



Total area: approx. 102.8 sq. metres (1106.9 sq. feet)

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.

Sheridans Estate Agents

Web: www.sheridans.ltd.uk **Email:** info@sheridans.ltd.uk

Bury St. Edmunds Office

19 Langton Place,
Bury St Edmunds, IP33 1NE
Tel: 01284 700 018

Knightsbridge London Office

45 Pont Street,
London, SW1X 0BD
Tel: 020 7629 9966

Registered office: Sheridans Limited, 19 Langton Place, Bury St Edmunds, IP33 1NE

Registered in England No. 04461290

VAT Number: 794 915 378



Sheridans