

Balmforth

Estate Agents, Valuers & Letting Agents



Thistledown Drive, Ixworth, Bury St. Edmunds, , IP31 2NH

BALMFORTH (Bury St Edmunds) are delighted to offer to the market this beautifully presented 4 bedroom family home in the popular village of Ixworth. The property boasts 4 good sized bedroom (with ensuite to master) open plan living room and dining room, well equipped kitchen, utility room, office/play room, conservatory, cloakroom and family bathroom. Call now to arrange your viewing!

Offers In Excess Of £400,000

- 4 DOUBLE BEDROOMS
- SOUGHT AFTER VILLAGE LOCATION
- AMPLE PARKING
- PEACEFUL LOCATION
- GREAT TRANSPORT LINKS



LOCATION The property is located on a prominent position on the ever popular Thistledown Drive in the village of Ixworth. Ixworth is an extremely well served village and boasts a range of local amenities. The village lies a short distance from the larger market town of Bury St Edmunds, which itself offers a wider range of educational, recreational and cultural facilities including the Arc Shopping Centre, Theatre Royal and Abbey Gardens. The property is also within easy access of both the A143 and A14 trunk roads which provide passage to the nearby towns of Diss, Thetford, Ipswich, Cambridge and London via the M11. Meaning this property does not only offer great village living, but is perfect for those needing to commute further afield.

ENTRANCE HALLWAY The property is entered via the uPVC door with glass pane into the spacious internal hallway. With stairs to the first floor, radiator, window to

the side aspect.

STUDY/PLAYROOM 9' 10" x 7' 5" (3m x 2.26m) Ideal additional space for home office/play room. uPVC window to front aspect, radiator.

LIVING ROOM 14' 11" x 12' 10" (4.55m x 3.91m) Light and airy living room (open plan with dining room) with uPVC bay window to front aspect, x2 radiators, gas coal effect fire set in decorative fire surround. Walkthrough to;

DINING ROOM 8' 10" x 8' 6" (2.69m x 2.59m) with radiator, open access to;

CONSERVATORY 8' 2" x 7' 9" (2.49m x 2.36m) Triple aspect conservatory with uPVC patio doors to rear garden, 1x rad.

KITCHEN 14' 8" x 8' 6" (4.47m x 2.59m) Boasting a range of wall mounted and undercounter cabinets beneath roll-edge granite effect worktops, with complimentary tiled splashbacks. Inset sink 1/2 with drainer and mixer over, integrated electric oven and gas hob with extractor over, fridge/freezer and microwave. Space and plumbing for dishwasher and washing machine. uPVC window to rear aspect, uPVC door to rear garden.

UTILITY ROOM 7' 10" x 7' 3" (2.39m x 2.21m) Range of wall mounted and undercounter cabinets beneath granite effect roll-edge worktops. Space and plumbing for washing machine/dishwasher and tumble dryer. uPVC window to side aspect.

CLOAKROOM Suite comprising low level WC and pedestal wash hand basin. Obscure uPVC window to

side aspect. Heated towel rail.

LANDING Providing access to all first floor accommodation, airing cupboard, loft hatch.

MASTER BEDROOM 14' 10" (MAX") x 12' 9" (4.52m x 3.89m) Generous master bedroom boasting built in wardrobes with mirror sliding doors, uPVC bay window to front aspect, radiator, access to;

ENSUITE Modern suite comprising shower cubicle with electric shower, low level WC, wall mounted wash hand basin with storage beneath. Obscure uPVC window to side aspect, heated towel rail.

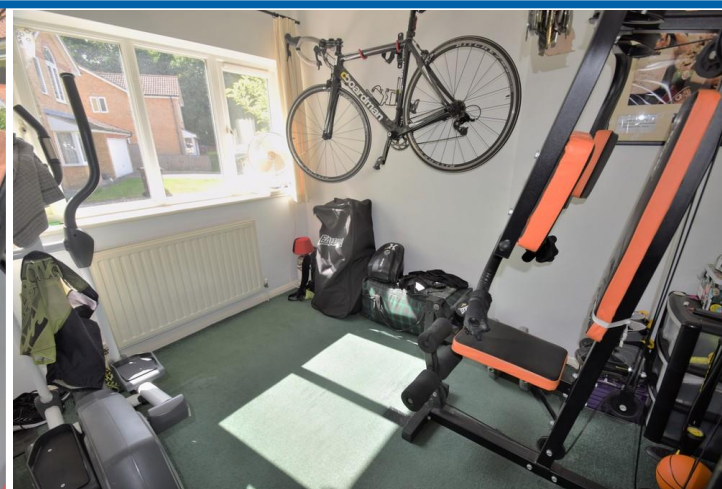
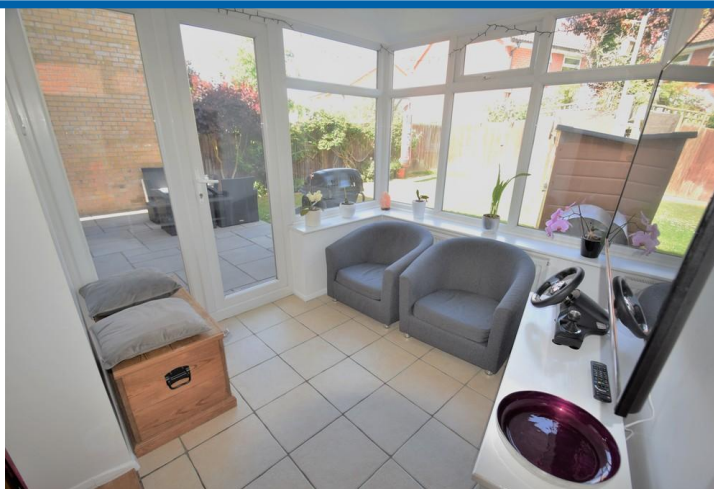
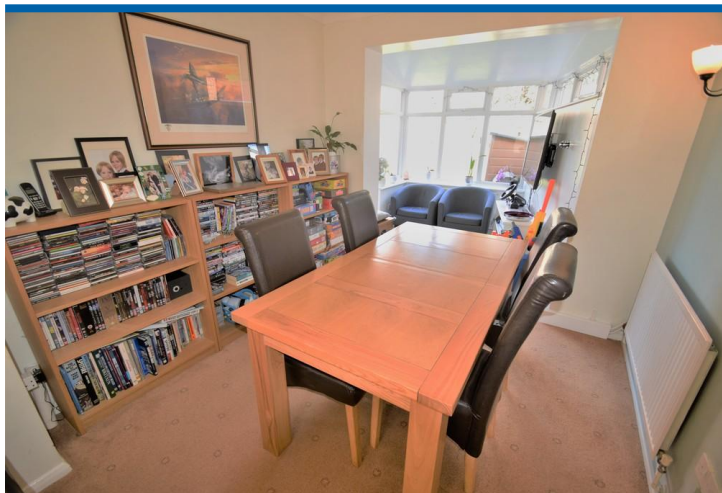
BEDROOM 2 12' 1" x 8' 0" (3.68m x 2.44m) Second double bedroom. built in wardrobes, uPVC window to front aspect, radiator.

BEDROOM 3 12' MAX" x 9' 4" Third double bedroom. Fitted wardrobes with sliding mirror doors, uPVC window to rear aspect, radiator.

BEDROOM 4 10' 5" x 8' 0" (3.18m x 2.44m) Good sized fourth bedroom, uPVC window to rear aspect, radiator,

FAMILY BATHROOM 8' 9" x 6' 4" (2.67m x 1.93m) Recently fitted white suite comprising panelled bath with mains shower and screen over, low level WC, wash hand basin with storage beneath. Heated towel rail. Obscure uPVC window to rear aspect.

EXTERNALLY To the front of the property is a driveway offering ample off-road parking.
To the rear is a fully enclosed garden, predominantly laid to lawn and also boasting attractive patio area.







Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements

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Fixtures, fittings, appliances, central heating systems, where appropriate, electricity, plumbing and related items have not been tested by Balmforth and no warranty in their respect is within these particulars. Prospective purchasers are advised to have items independently and professionally checked prior to entering in to a contract of sale. Photographs within these particulars may have been taken with a non-standard camera lens. Items shown are expressly excluded from the sale unless otherwise stated within the sales particulars. All measurements are approximate and are for guidance purposes and should not be relied upon for purposes of fitting carpets or any other use. These particulars do not constitute part of an offer or contract. Balmforth themselves or for the vendor do not give or make any warranty or representation whatever in relation to this property. Whilst care and responsibility has been taken in the preparation of the particulars, they should not be relied upon as a statement or representation of fact, we have not carried out a structural survey, nor tested the appliances, services or fittings. Items in photographs are not necessarily included. References to the tenure of a property are based upon information supplied by the seller. A buyer is advised to obtain verification from their solicitor. Please contact our offices before travelling any great distance to ensure your impression of the property is as we intended.