



High Street

Ixworth, Suffolk , IP31 2HN

£315,000

Jackson & Co Bury St Edmunds invites you to step inside and discover this modern three-bedroom, mid-terraced home nestled in the heart of the picturesque village of Ixworth. Offering an impressive amount of ground floor space, this property features a large living and dining area that flows seamlessly into the well-appointed kitchen, perfect for entertaining or family gatherings. Each bedroom is thoughtfully designed, with the master suite boasting an en suite bathroom and bedroom two with large fitted wardrobes. Making this home an ideal choice for families or professionals alike.



Property Features

- Modern three-bedroom mid-terraced home
- Spacious living/dining room with double doors leading to the kitchen
- Kitchen featuring a centerpiece island, double oven, and gas hob
- Master bedroom with en suite
- Off-road parking and a carport
- Quaint rear garden with patio, pergola, and artificial grass for outdoor enjoyment
- Close proximity to local amenities, including pubs, restaurants, and schools
- Twin patio doors onto the garden

FULL DESCRIPTION

Ixworth itself is a charming village that provides easy access to local amenities, including shop/post office, pubs, restaurants, and schools, ensuring that all your daily needs are met within a short distance. The location also offers convenient connections to nearby towns such as Bury St Edmunds, Diss, and Thetford, making it perfect for commuters or those seeking a vibrant community with a country feel.

As you step into this lovely property, you are greeted by an entrance hall leading to a convenient WC. The ground floor boasts a remarkably large living and dining room that is perfect for relaxing or entertaining, with elegant twin patio doors onto the garden area and internal double doors opening into a luxurious kitchen. The kitchen is the heart of the home, featuring a centrepiece island that provides

additional workspace and a social hub, complemented by a double oven, gas hob, and extractor fan with space for washing machine, tumble dryer and dishwasher.

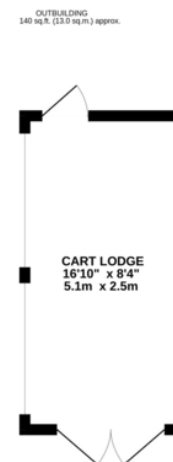
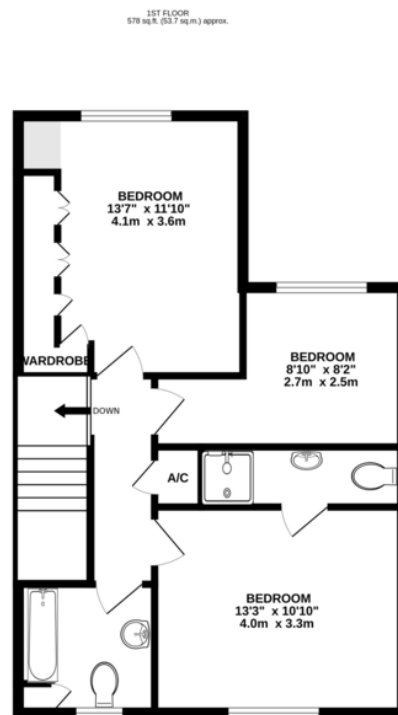
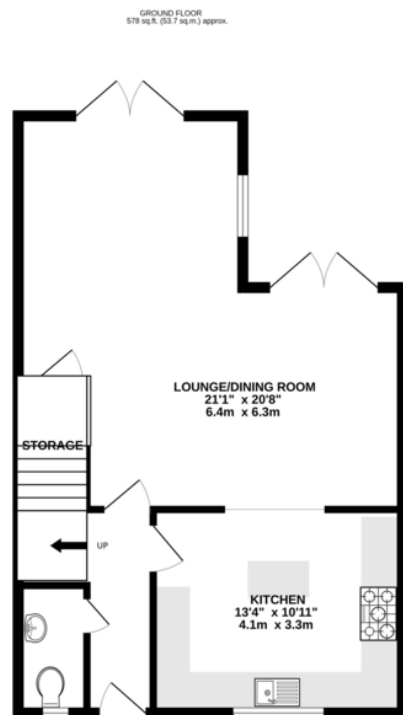
Moving to the first floor, you'll find a thoughtfully designed landing illuminated by a light tunnel window, which adds a touch of brightness to the space. This floor comprises three well-proportioned bedrooms, with the master suite featuring its own en suite bathroom for added comfort. The second bedroom is especially generous, complete with large built-in wardrobes that provide ample storage space, while the third bedroom is perfect for guests or as a home office.

Stepping outside, the rear garden offers a quaint retreat with a lovely patio area and a raised space adorned with a stylish pergola. The garden is designed for easy maintenance, showcasing artificial grass, decking, and two wooden sheds for storage. With rear access available, this outdoor space is ideal for summer gatherings and enjoying the fresh Suffolk air.

Local authority: West Suffolk
Council Tax Band: C
Tenure: Freehold
Services: Mains Water, Gas and Electric







TOTAL FLOOR AREA: 1296 sq.ft. (120.4 sq.m.) approx.

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, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Jackson & Co Bury St
Edmunds

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements