Thetford Road, Ixworth, Bury St. Edmunds

Sheridans

BREAD

Thetford Road, Ixworth, Bury St. Edmunds IP31 2EU

Offers Over £350,000

Dating back to the 1800s, this delightful detached brick and flint cottage is offered with no onward chain and boasts a wealth of character features throughout. Renovated during the 1970s, the property has been well maintained and now offers an exciting opportunity for a new owner to update and personalise the accommodation to suit their tastes. Appealing to a wide range of discerning buyers, the cottage also offers excellent potential to extend, subject to the necessary planning permissions.

A welcoming entrance hall with attractive slate tiled flooring and an exposed brick alcove sets the tone for the property. A cloakroom is conveniently located off the hallway and comprises a vanity wash hand basin and WC. The spacious kitchen/dining room forms the heart of the home, showcasing a striking central chimney breast housing a traditional range, complemented by exposed brick and flint walls. With a range of fitted base units offering ample storage, this light-filled room offers wooden preparation surfaces, ceramic Belfast sink, space for a slot-in cooker and further appliances, creating an inviting space for both cooking and entertaining. The cosy sitting room features a charming fireplace with an inset wood-burning stove, slate tiled flooring and stairs rising to the first floor. A door leads through to the conservatory, where French doors open directly onto the rear garden, creating a seamless connection between the indoor and outdoor spaces.

Upstairs, the landing features an attractive exposed brick wall and provides access to three well-proportioned bedrooms, each benefiting from built-in storage cupboards. The generous family bathroom is fitted with a corner bath, separate shower cubicle, WC and wash hand basin with fitted storage cupboard.

Further benefits include oil-fired central heating, no onward chain and the opportunity to create a truly individual home in a sought-after setting.

This charming period cottage combines an abundance of original character with exciting scope for enhancement, making it an ideal purchase for buyers seeking a characterful home with the opportunity to add their own style and value over time.

Outside
Outside, the property enjoys a pretty front garden enclosed by a traditional brick and flint retaining wall with a wrought iron gate and pathway leading to the entrance. The fully enclosed rear garden is predominantly laid to lawn with well-stocked planted borders, a greenhouse, oil tank and wooden shed. A pathway leads to double gates at the rear, offering vehicular access via Beeches Close, providing valuable off-road parking.

Location
Enjoying a prominent position in the heart of the thriving village of Ixworth, the property is within easy reach of an excellent range of local amenities, including village hall, recreation ground, a doctor's surgery, schools, a village shop, takeaways and two public houses. The historic market town of Bury St Edmunds is approximately 7 miles away, while Stowmarket and Diss, offers a mainline rail service to London, making the village well placed for both everyday convenience and commuting.

Directions
When entering Ixworth from the A143, proceed along the High Street then turn left onto Thetford Road where the property can be found on the left.

Services

- CHAIN FREE
- Charming detached cottage
- Conservatory
- Kitchen/Diner
- Upstairs bathroom
- Scope to update/extend (STPP)
- Front and rear garden
- Off road parking
- Close to amenities

Mains electric, water and drains are connected. Oil fired central heating.
Council - West Suffolk Tax Band D
Broadband speed: Up to 1800 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: Very Low Risk
Please note: the property is in a Conservation area

GROUND FLOOR

TOTAL FLOOR AREA : 1313sq.ft. (122.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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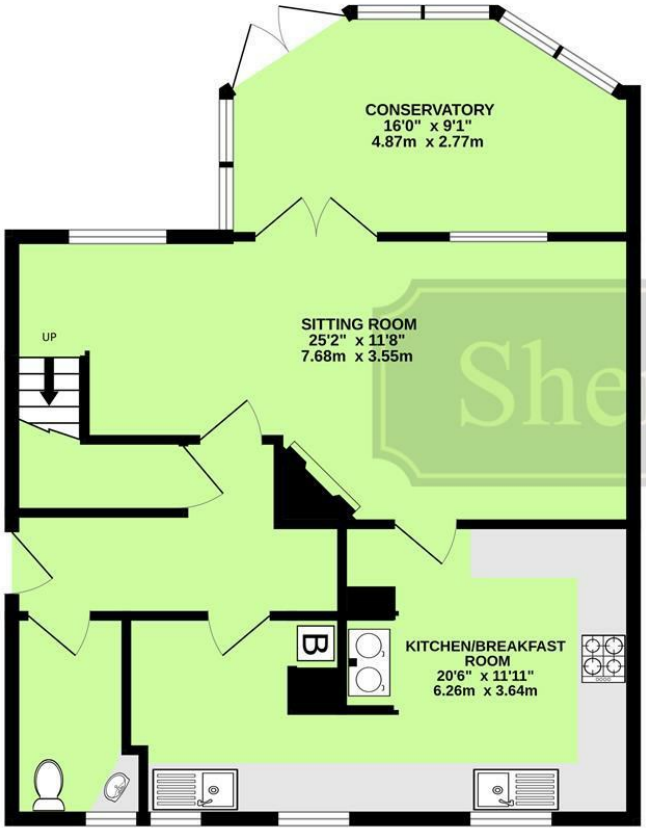
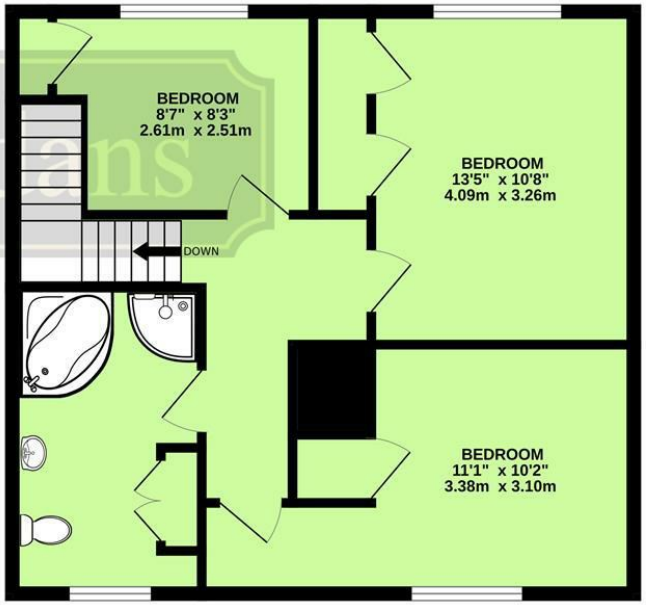


1ST FLOOR



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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The Property Ombudsman

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