Thistledown Drive, Ixworth, Bury St. Edmunds

Sheridans

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

Guide Price £475,000

A well presented detached 5 bedroom family house in the thriving village of Ixworth with parking for up to 6 cars.

Built of traditional brick construction beneath a tiled roof and much improved in recent years, this impressive detached family home, offers a surprising level of immaculately presented accommodation benefitting from light and airy rooms with the added flexibility of an extra ground floor bedroom 5/reception room and shower room. The house is situated within a short stroll to the village centre and also offers excellent parking and an immaculate double garage ideal for car/bike enthusiasts.

Benefitting from gas fired radiator central heating and double glazing, the accommodation in brief comprises an entrance hall with stairs off to first floor and door to a ground stylish re-modelled ground floor shower/wet room. The sitting room is a comfortable reception room ideal for relaxing with fireplace and feature bay window to front and the large study/bedroom 5, is a particularly versatile room with window to front. The well equipped kitchen is fitted with an extensive range of units, providing plenty of draw and cupboard space beneath preparation surfaces and complemented by built in appliances. Off the kitchen, is the separate utility room with fitted units, boiler and door to the garden. The dining room is an ideal reception for entertaining with sliding glass doors leading to the conservatory, with a stylish herringbone style floor and views and French doors to the rear gardens.

On the first floor is a landing with built in cupboard and doors leading to the four bedrooms, all of which benefit from built in double wardrobe cupboards. The large principal bedroom is complemented by a modern en-suite shower room and the three remaining bedrooms, are served by the family bathroom, completing the accommodation.

Outside
The house is set back from the close and offers parking for up to 6 cars with space for motorhome, trailer/caravan etc and leading to the immaculate double garaging. To the rear is an enclosed garden, laid mostly to lawn with flower beds, shrubs and a terrace creating an ideal area for outdoor entertaining.

Location
The house is situated in a desirable location within walking distance of the excellent range of local facilities Ixworth provides, which include two excellent pubs, the beautiful St Mary's Church, a Methodist Church, doctor's surgery, village store, Chinese takeaway, fish and chip shop and mobile post office which visits every Thursday. An important point to note is that this property is also within walking distance of two highly rated Ofsted schools (primary and secondary). There is a library within the local village hall, which is also a venue for activities including; yoga, badminton, cinema and a variety of clubs. Ixworth also has a playing field with children's play area, excellent Bowls Club, Brownies and Army Cadets, Angling Club and Countryside Walks along the River Blackbourn which runs through the village.

This particularly well-served village is located approximately 7 miles from Bury St Edmunds and 15 miles from Stowmarket with its main line rail link to London.

Directions
When entering Thistledown Drive from the High Street, the driveway to the house will be found a short distance further on the left hand side.

- Well presented detached family home in a thriving village
- Excellent parking for up to 6 cars
- Double garaging
- Enclosed rear gardens
- Sitting room, dining room
- Well equipped kitchen, utility
- Conservatory
- Ground floor bedroom 5/large study, stylish ground floor shower/wet room
- Principal bedroom with en-suite
- Three remaining bedrooms, family bathroom

Services
All mains services are connected. Gas fired radiator central heating.
Council - West Suffolk- Tax Band E
Broadband speed: Up to 1000 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: No Risk

TOTAL FLOOR AREA : 1840 sq.ft. (171.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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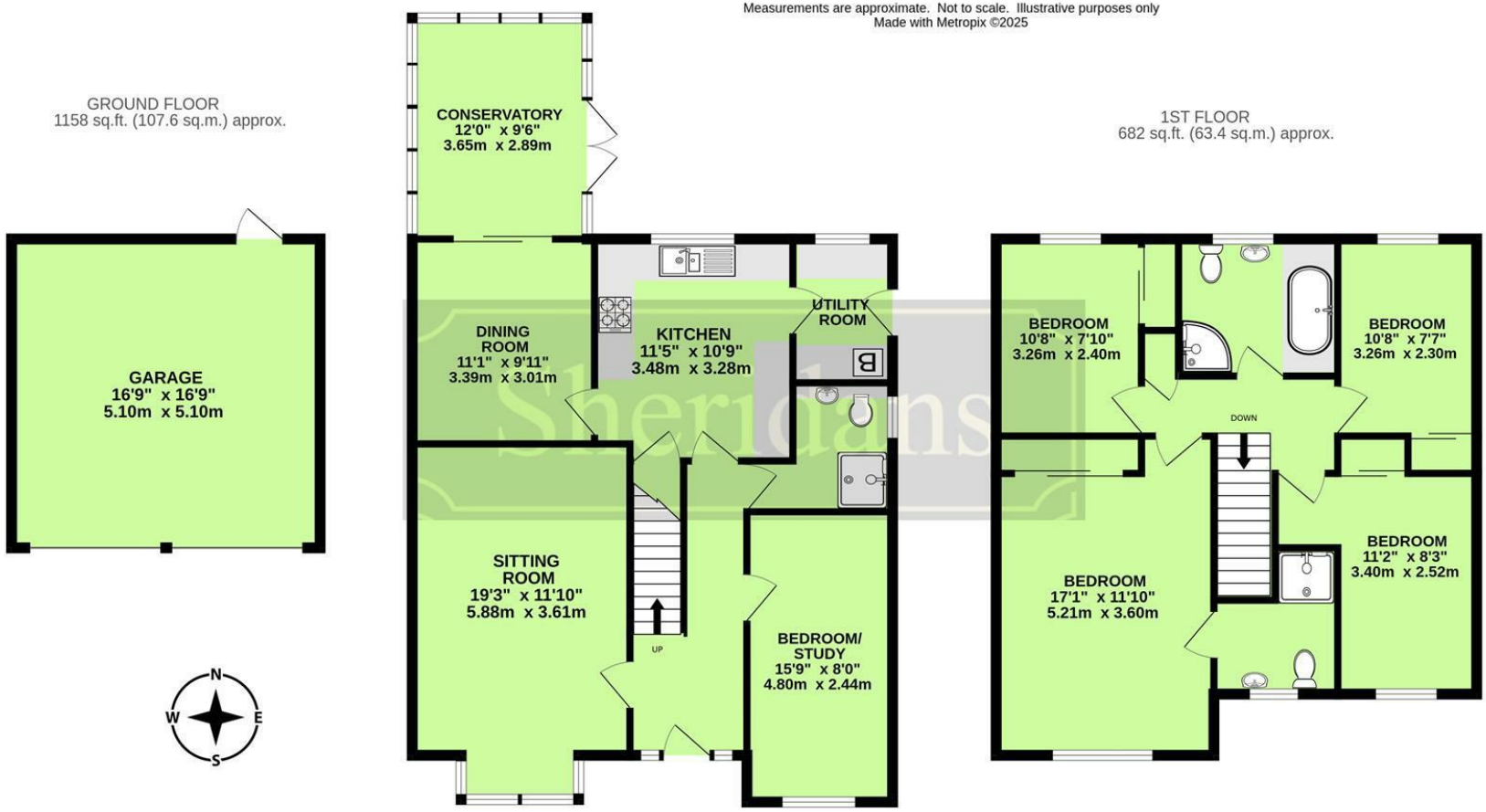
GROUND FLOOR
1158 sq.ft. (107.6 sq.m.) approx.



1ST FLOOR
682 sq.ft. (63.4 sq.m.) approx.

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

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The Property Ombudsman

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