



Crown Lane, Ixworth, Bury St. Edmunds, Suffolk, IP31 2EH

MARK · EWIN
BURY ST EDMUNDS

A delightful three-bedroom detached cottage with annexe which has been well maintained by the current owners, located in the heart of this well-served village.

The property offers flexible accommodation comprising of, on the ground floor, two sitting rooms, one with a log burner, an open plan kitchen/dining room exhibiting rooms, an exposed brick floor, a garden room with French doors opening to the rear patio, a utility room, toilet and cloakroom. On the first floor, the property offers three double bedrooms, one with a fitted wardrobe, a bathroom including a stand-alone shower, and a hallway with a large storage cupboard.

Outside, the front of the property offers generous off road parking for 2 cars, an electric vehicle charging point and a dry garden. To the rear there is a beautiful sizeable garden with patios and seating areas. A three roomed annexe which includes a shower and toilet, has most recently been used as an office. The property benefits from gas fired central heating and a supplementary 'air-to-air' heating system. The property further benefits from newly-fitted well insulated windows and doors.

Additional information:
Tenure: Freehold
Council Tax Band: E
EPC Rating: E
Services: Mains electric, drainage and water.
Heating via gas fired central heating. Please note none of the services have been tested by the selling agent



Directions

From Bury St Edmunds proceed north east on the A143 through the village of Great Barton before taking the first left onto Bury Road into the signposted village of Ixworth. Follow Bury Road onto the High Street before turning right onto Crown Lane where the property can be found a short distance along the road on your left-hand side.

Location

The village of Ixworth offers a good range of local amenities including village shop, library, chip shop, doctors, pubs and school. With great access on the A143 towards Diss and Bury St Edmunds. The historic market town of Bury St Edmunds provides an excellent range of schooling, shopping, cultural and recreational facilities. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.



Accommodation:

Sitting Room 13' 6" x 13' 0" (4.11m x 3.96m)

Sitting Room 2 13' 8" x 13' 0" (4.16m x 3.96m)

Kitchen/Dining Room 10' 4" x 27' 6" (3.15m x 8.38m)

Garden Room 9' 4" x 12' 7" (2.84m x 3.83m)

Utility

Cloakroom

Bedroom One 12' 11" x 13' 7" (3.93m x 4.14m)

Bedroom Two 12' 11" x 13' 4" (3.93m x 4.06m)

Bedroom Three 12' 9" x 10' 0" (3.88m x 3.05m)

Family Bathroom

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**Offers over £425,000
Freehold**





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using Planity.

MONEY LAUNDERING REGULATIONS 2003: Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PLEASE NOTE: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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