



Street Farm Lane, Ixworth, IP31 2JE

MARK · EWIN
BURY ST EDMUNDS

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A spacious, four-bedroom, detached house located in the popular and well-served village of Ixworth.

The property offers accommodation of an entrance hall, cloakroom, sitting room, dining room with doors leading into the garden and a kitchen.

On the first floor there are four bedrooms, the third having a vanity sink and the family bathroom completes the accommodation.

Outside, parking is offered via the driveway and garage. The front garden is laid to lawn with a pathway leading to the entrance door. The rear garden is mainly laid to lawn, is enclosed by fencing and has a patio area.

Additional Information:

Tenure: Freehold

EPC Rating: TBC

Council Tax Band: D

Broadband: Standard, Superfast & Ultrafast are available in this area via Openreach & Trooli (Source Ofcom)

Services: Mains Electric, Water and Drainage. Heating offered via Oil fired central heating.

(Please note that none of these services have been tested by the selling agent.)



Directions

Leaving Bury St Edmunds along the A143 heading north towards Diss. Continue through the village of Great Barton and then take the first exit signposted Ixworth onto the Bury Road. Continue along this road, through the High Street then take the left turn into Street Farm Lane where the property can be found.

Location

The village of Ixworth offers a good range of local amenities including village shop, library, chip shop, doctors, pubs and schools. 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.

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Accommodation:

Entrance Hall 13' 9" x 6' 1" (4.19m x 1.85m reducing to 0.98m)

Sitting Room 16' 9" x 11' 6" (5.10m reducing to 4.41m x 3.50m)

Dining Room 11' 9" x 9' 5" (3.59m x 2.86m)

Kitchen 12' 2" x 8' 3" (3.72m x 2.51m reducing to 1.95m)

Cloakroom 6' 4" x 2' 7" (1.94m x 0.78m)

First Floor Landing

Bedroom One 14' 1" x 8' 9" (4.29m x 2.66m)

Bedroom Two 13' 0" x 8' 9" (3.95m x 2.66m)

Bedroom Four 10' 4" x 9' 0" (3.16m reducing 0.97m x 2.75m reducing to 1.79m)

Bedroom Three 9' 1" x 7' 8" (2.77m x 2.33m)

Bathroom 7' 4" x 6' 0" (2.23m x 1.83m)

Front & Rear Garden

Driveway

Garage

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Offers Over £300,000
Freehold





For identification only. (Not to scale)
(c) Visual Floor Planner

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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