



St. Edmund Close, Ixworth, Bury St. Edmunds, Suffolk, IP31 2HP

**MARK · EWIN**  
BURY ST EDMUNDS



## St. Edmund Close, Ixworth, Bury St. Edmunds, Suffolk, IP31 2HP

Situated in a tucked away location in the sought-after village of Ixworth. This spacious four-bedroom detached bungalow has been recently renovated and offers off-road parking and a double garage.

The accommodation offers open plan living comprising of a welcoming entrance hall leading to a sitting room, which connects to the kitchen/family/dining room. The well-appointed kitchen features an attractive array of wall and base units, white worktops and an oven with extractor. The dining/family room opens onto the garden through glazed doors. From the kitchen, there is a utility room providing further cupboard space and an additional sink with a door leading into the garden.

The property includes four generous bedrooms, with the principal bedroom benefitting from an en-suite shower room. A modern family bathroom with a bath and shower completes the accommodation on offer.

Outside, the property offers a double garage and a driveway for additional off-road parking. The front garden is laid to lawn, with a pathway leading to the front door. The garden is also laid to lawn, featuring paved patio areas, flower beds, and is enclosed by fencing.

### Additional Information:

Tenure: Freehold

EPC Rating: E

Council Tax Band: E - £2,575.94 (Source West Suffolk)

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

Services: Mains Gas, Electric, Water and Drainage. Heating offered via gas central heating.

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



From Bury St Edmunds proceed northeast 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 St Edmunds Close where the property can be found on the left-hand side.

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.



**Accommodation:**

Entrance Hall 27' 0" x 6' 2" (8.23m reducing to 3.22m x 1.88m reducing to 0.98m)

Sitting Room 17' 11" x 13' 4" (5.46m x 4.07m)

Family / Dining Room 27' 8" x 9' 2" (8.44m x 2.79m)

Kitchen 18' 1" x 9' 9" (5.52m x 2.96m)

Utility Room 7' 10" x 4' 8" (2.38m x 1.42m)

Bedroom One 14' 6" x 9' 11" (4.41m x 3.02m)

Ensuite 9' 9" x 6' 2" (2.97m x 1.87m)

Bedroom Two 14' 0" x 11' 4" (4.26m x 3.46m)

Bedroom Three 10' 6" x 10' 6" (3.20m x 3.19m)

Bedroom Four 10' 4" x 9' 11" (3.16m x 3.02m)

Bathroom 9' 2" x 9' 1" (2.80m x 2.78m)

Front & Rear Garden

Driveway

Double Garage

**Additional Information:**

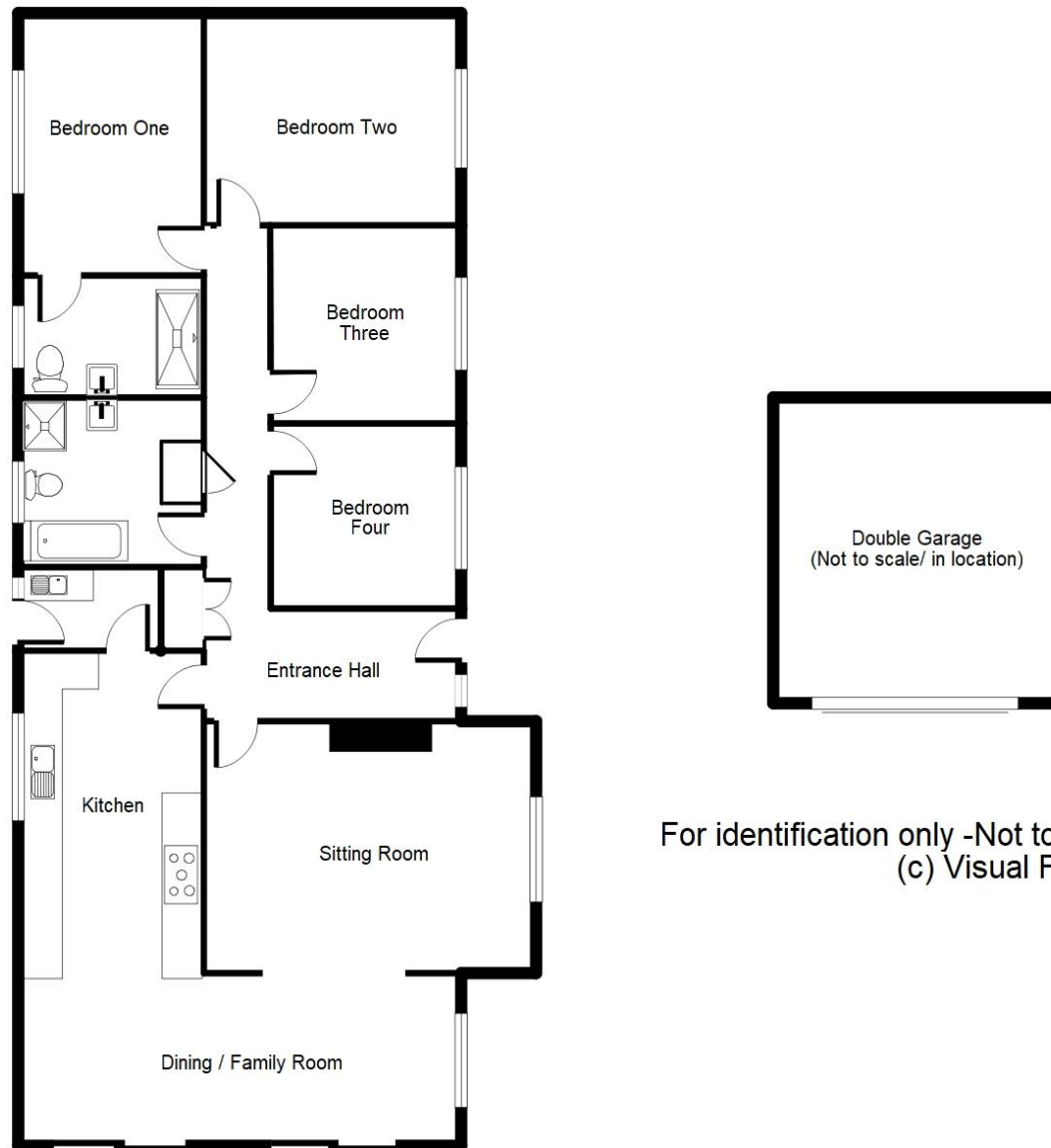
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Offers Over £650,000  
Freehold





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.

[www.markewin.co.uk](http://www.markewin.co.uk)

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