



Ixworth Road, Norton, Bury St. Edmunds, Suffolk, IP31 3LE

MARK · EWIN
BURY ST EDMUNDS

Located in the popular and well served village of Norton is this attractive four-bedroom detached period farmhouse situated on a 0.63-acre plot with detached converted barn, a triple garage and a workshop with additional storage rooms.

The property itself includes a range of characterful features and offers spacious accommodation comprising of an entrance porch and hallway, sitting room with a feature brick fireplace, wood burner, wooden beams leading into a snug area. From the hallway, there is a further reception room which again features an attractive brick fireplace and wooden beams over the doorway. This in turn leads to the open plan dining room / study. The dining room provides ample space for a table and chairs with sea grass carpet and French doors leading into the garden. The study is ideal for use as a work from home space and can comfortably fit a desk and chair or could be used as a further entertaining space. The ground floor also comprises of a well-appointed kitchen which offers a range of wooden wall and base level units, space for a dishwasher, American style fridge freezer and oven.

Moving to the first floor, there are three generously sized bedrooms and a smaller fourth, three of the bedrooms which contain built-in storage cupboards and one has a 'guest bathroom' with a sink. From the landing, there is another storage cupboard along with access to the shower room and bathroom which complete the accommodation on offer.

Outside, the property is surrounded by a variety of shrubs and mature trees along with wildflower gardens and a natural pond. The gravel driveway leads to the barn, double garage, workshop and storage rooms. From the dining room French doors, there is seating area along with a maintained lawn providing extra space for outside entertainment. The property also benefits from solar panels and an air source heat pump.

The barn was converted in 2009/10 to a very high standard and is perfect for use as an Airbnb, holiday let or annexe. There is an open plan sitting/dining room which leads to the kitchen. The kitchen provides plenty of space for a fridge, freezer, dishwasher and cooker along with ample wall and base level cupboards. From the hallway, there are three bedrooms, each with period wooden beams and wooden flooring. Two of the bedrooms benefit from their own bathrooms and there is also a cloakroom from the hallway. The barn also benefits from its own solar panels and air source heat pump. To the rear of the barn, there is a further lawned area providing space for seating and entertaining.

There is currently a planning application for a development on the field at the rear, full details can be found online.

Additional information: Tenure: Freehold Council Tax Band: G - £3,508.52 (Source Mid Suffolk) EPC Rating: E Broadband: Standard & Superfast are available in this area via Openreach. (Source Ofcom) Services: Mains Electric and Water. Heating offered via an Air Source Heat Pump and the property also uses Solar Panels. Drainage via a septic tank. (Please note that none of these services have been tested by the selling agent.)



Directions

Leaving Bury St Edmunds on the A14 towards Ipswich, continue along this road until Junction 47 and take the A1088 exit towards Ixworth. At the roundabout, take the 2nd exit and stay on A1088 until you reach the village of Norton where the property can be found on the left-hand side just before the Preschool.

Location

Norton is a popular village with a wealth of character. It has good access to the A14 and offers good local amenities including The Norton Dog public house, village store, petrol station/garage and primary school. The nearby town of Stowmarket has a direct commuter service to London Liverpool Street. The historic market town of Bury St Edmunds (approximately 12 miles) 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:

Porch 4' 8" x 3' 1" (1.43m x 0.95m)

Sitting Room 15' 0" x 14' 10" (4.56m x 4.52m)

Snug 11' 8" x 8' 7" (3.55m x 2.61m)

Kitchen 19' 2" x 8' 7" (5.84m x 2.62m)

Entrance Hall 10' 5" x 4' 10" (3.17m x 1.47m)

Reception Room 14' 10" x 11' 9" (4.52m x 3.57m)

Dining Room 12' 8" x 11' 3" (3.85m x 3.43m)

Study 11' 8" x 17' 1" (3.56m x 5.20m)

Bedroom 13' 3" x 11' 9" (4.05m x 3.57m)

Bedroom 10' 8" x 14' 10" (3.26m x 4.52m)

Bedroom 9' 3" x 7' 7" (2.83m x 2.31m)

Bedroom 11' 10" x 14' 10" (3.61m x 4.52m)

Guest Bathroom 11' 10" x 3' 10" (3.61m x 1.16m)

Bathroom 8' 6" x 5' 10" (2.58m x 1.77m)

Shower Room 8' 4" x 5' 10" (2.55m x 1.77m)

Gardens

Double Garage 25' 2" x 22' 9" (7.67m x 6.94m)

Workshop 17' 6" x 22' 10" (5.34m x 6.95m)

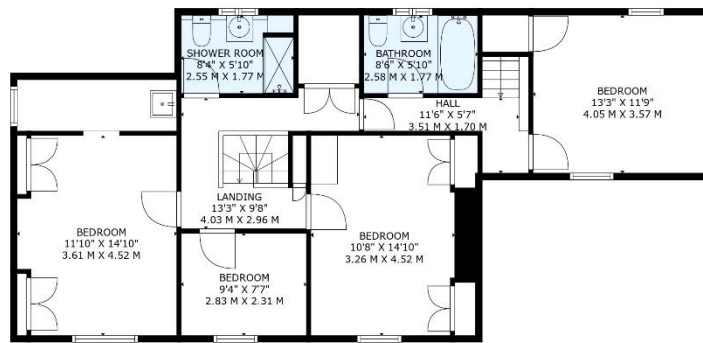
Store Room 7' 6" x 12' 7" (2.29m x 3.83m)

Store Room 7' 6" x 9' 11" (2.29m x 3.02m)

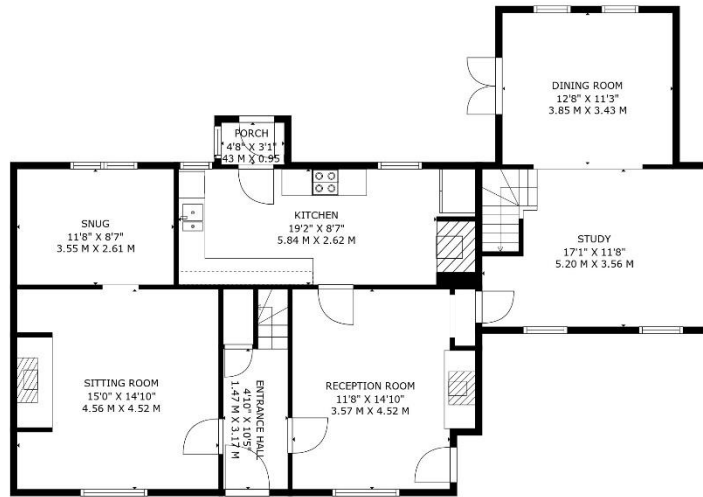
Barn Conversion / Annexe: **Please refer to floorplan**



Offers Over £800,000
Freehold



FLOOR 2



FLOOR 1

TOTAL: 2092 sq. ft, 194 m2

FLOOR 1: 1155 sq. ft, 107 m2, FLOOR 2: 937 sq. ft, 87 m2
 EXCLUDED AREAS: PORCH: 15 sq. ft, 1 m2, LOW CEILING: 20 sq. ft, 2 m2

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcpp.



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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