



Micklesmere Drive, Ixworth, Bury St. Edmunds, Suffolk, IP31 2UJ

MARK · EWIN
BURY ST EDMUNDS

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A beautifully presented four bedroom detached house in the popular and well-served village of Ixworth.

On the ground floor the accommodation comprises an entrance hall, welcoming sitting room with attractive panelling, a stunning, modern fitted kitchen/breakfast room which spans the entire length of the property and benefits from French doors leading to the garden, skylights and plenty of space for a table and chairs. The kitchen offers an attractive range of wall and base level units with wooden worktops and incorporates a built-in oven, grill, gas hob with extractor over and dishwasher. There is also a ground floor cloakroom, utility room and gym which could be used as a further reception room or study.

On the first floor, four bedrooms can be found, the principal benefits from an ensuite shower room. The modern family bathroom completes the accommodation on offer.

Outside a driveway provides ample off-road parking and leads to the garage with gated access to the garden. To the rear, there is an enclosed garden, laid with artificial grass, raised beds and a spacious decking area ideal for entertaining.

Additional Information:

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are listed as 'likely' in this area. (Source Ofcom)

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

Services: Mains Gas, Electric, Water and Drainage. Heating via gas central heating. (Please note that none of these services have been tested by the selling agent.)

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Directions

Leaving Bury St Edmunds along the A143 heading north towards Diss. Continue through the village of Great Barton and then into the village of Ixworth. At the first roundabout take the second exit into Micklesmere Drive where the property can be found on the left hand side.

Location

The village of Ixworth offers a good range of local amenities including village shop, library, chip shop, doctors, pubs, school, Theobalds restaurant and Café. 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

Sitting Room 12' 10" x 16' 10" (3.91m x 5.13m)

Kitchen 17' 2" x 9' 9" (5.23m x 2.96m)

Dining Room 18' 7" x 9' 8" (5.66m x 2.95m)

Utility Room 5' 5" x 6' 10" (1.66m x 2.09m)

WC

Gym 7' 3" x 16' 3" (2.21m x 4.95m)

Landing 9' 10" x 7' 7" (3.00m x 2.30m)

Principal Bedroom 13' 1" x 9' 10" (4.00m x 3.00m)

Ensuite 6' 9" x 4' 8" (2.05m x 1.41m)

Bedroom 9' 5" x 9' 1" (2.87m x 2.76m)

Bedroom 8' 0" x 9' 1" (2.45m x 2.76m)

Bedroom 7' 1" x 8' 6" (2.17m x 2.60m)

Bathroom 6' 5" x 6' 2" (1.95m x 1.87m)

Rear Garden

Driveway

Garage

Additional Information:

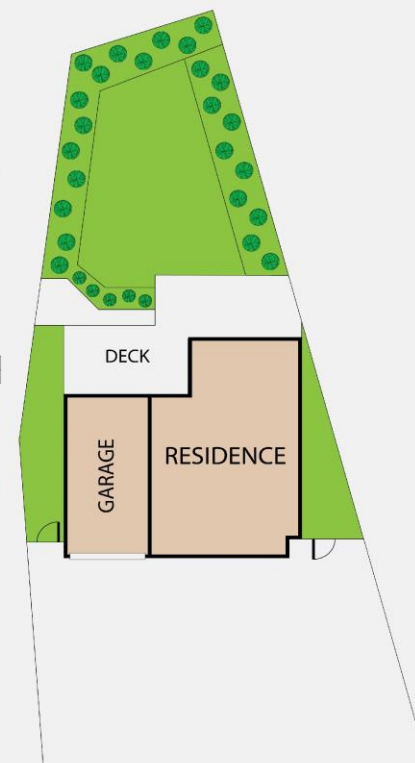
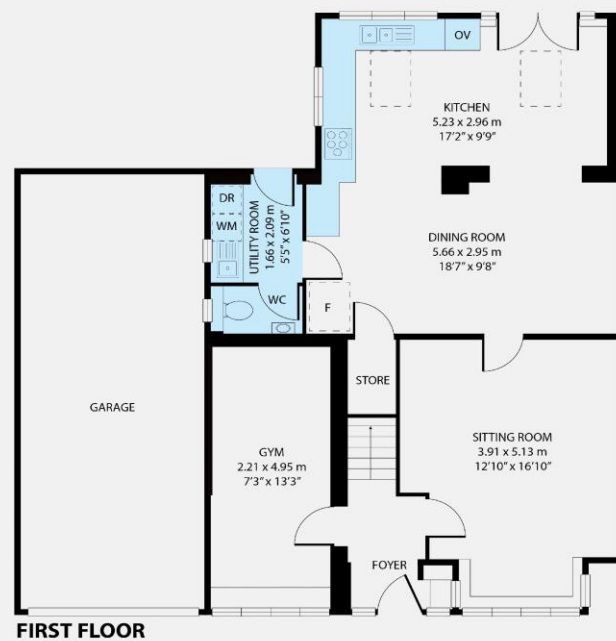
Council Tax Band: D

EPC Rating: C

Tenure: Freehold

Guide Price £450,000
Freehold





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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