



Stow Road, Ixworth, Bury St. Edmunds, Suffolk, IP31 2HZ

MARK · EWIN
BURY ST EDMUNDS

Stow Road, Ixworth, Bury St. Edmunds, Suffolk, IP31 2HZ

Situated in a tucked away spot in the popular and well-served village of Ixworth is this well-presented, detached bungalow with off-road parking.

The accommodation comprises an entrance hall leading to a welcoming sitting room with a delightful outlook to the front. The room offers a light and bright space with two skylights and French doors leading to the front garden. There is a kitchen/breakfast room which provides plenty of space for a table and chairs with a range of wall and base level units and includes a built-in oven, hob and extractor over. Two bedrooms can be found, the principal with an ensuite shower room and the second with doors to the rear and built-in wardrobes. The modern bathroom completes the accommodation and features a shower over the bath.

Outside, the garden wraps around the property and is mainly laid to lawn with various planted shrubs and is enclosed by an attractive brick wall. Parking is offered via a driveway to the front of the property.

Additional Information

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are available in this area, but variable. (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.)



Directions

Travelling north east along the A143, at Ixworth, take the left turning at the roundabout onto Stow Road and the property will 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 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:

Hallway 17' 0" x 4' 10" (5.19m x 1.48m)

Sitting Room 22' 8" x 14' 2" (6.92m x 4.33m)

Kitchen/Breakfast Room 14' 4" x 11' 4" (4.37m x 3.46m)

Bedroom 12' 4" x 11' 7" (3.77m x 3.53m reducing 3.07m)

Ensuite 9' 2" x 3' 10" (2.80m x 1.17m)

Bedroom 12' 11" x 10' 0" (3.93m x 3.05m reducing to 2.89m)

Bathroom 9' 5" x 6' 10" (2.88m reducing to 1.70m x 2.09m reducing to 0.89m)

Garden

Driveway

Additional Information:

Council Tax Band: C

EPC Rating: TBC

Tenure: Freehold

Offers Over £350,000
Freehold



GROUND FLOOR
1075 sq.ft. (99.9 sq.m.) approx.



TOTAL FLOOR AREA : 1075 sq.ft. (99.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

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

01284 217530 team@markewin.co.uk

77 St Johns Street, Bury St Edmunds
Suffolk, IP33 1SQ

