



## The Old Forge

Ixworth Road | Norton | Bury St. Edmunds | IP31 3LP

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# The Old Forge

A rare opportunity to acquire this charming converted Old Forge, located in the heart of the popular Suffolk village of Norton and within walking distance of local amenities. This unique property offers three bedrooms, three bathrooms, and open plan living. Set to be completed in spring 2025, it will be finished to a high specification throughout.

For those who act quickly, there is the exciting opportunity to work alongside the developer to select the style of the kitchen and bathrooms, adding a personal touch to this exceptional home.

The village of Norton is located 7 miles east of the vibrant market town of Bury St Edmunds. Norton offers several amenities, including a primary school, a playing field, a village pub, a local shop, and a garage.





# Step Inside

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Upon entering, you are welcomed into a spacious hallway that provides access to all areas of the home. To the left, you'll find the open-plan kitchen and living room which is truly the heart of the home. This stunning space boasts high vaulted ceilings, French doors opening onto the garden, and an additional window above, flooding the room with natural light. The kitchen will feature a high-quality Howdens design, complete with integrated appliances, perfect for modern living.

At the end of the hallway, a utility room offers added convenience, while a stylish shower room is located nearby. Opposite, bedroom three is a versatile double room that could also be used as a snug or a home office. Next to it, bedroom two is another generously sized double, complete with its own ensuite shower room.

Heading upstairs, the master suite is accessed via a spacious landing illuminated by a large Velux window. The master bedroom itself is a bright and airy double room, offering eaves storage and a Velux window that brings in even more natural light. The ensuite is both well-proportioned and practical, featuring an airing cupboard and another Velux window to complete the space.





# Step Outside

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The garden is a charming, walled retreat, primarily laid to lawn and featuring a small patio area with a quarry tile effect. It offers a blank canvas, perfect for adding your own plants, shrubs, or personal touches.

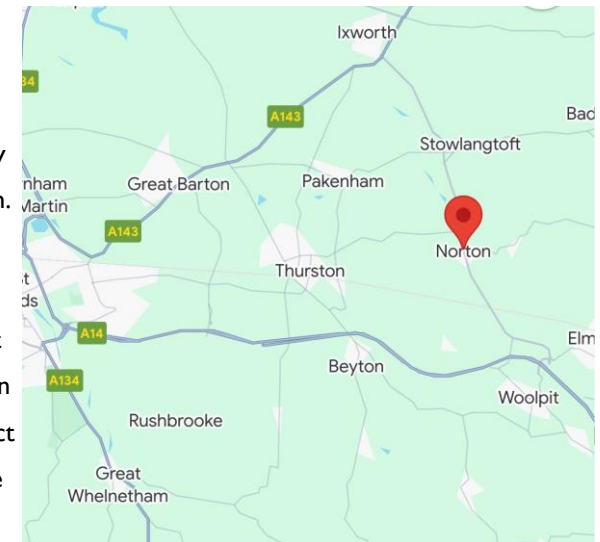
At the front of the property, a block-paved driveway provides ample parking, while patio tiles lead to the entrance, creating an inviting and attractive approach.



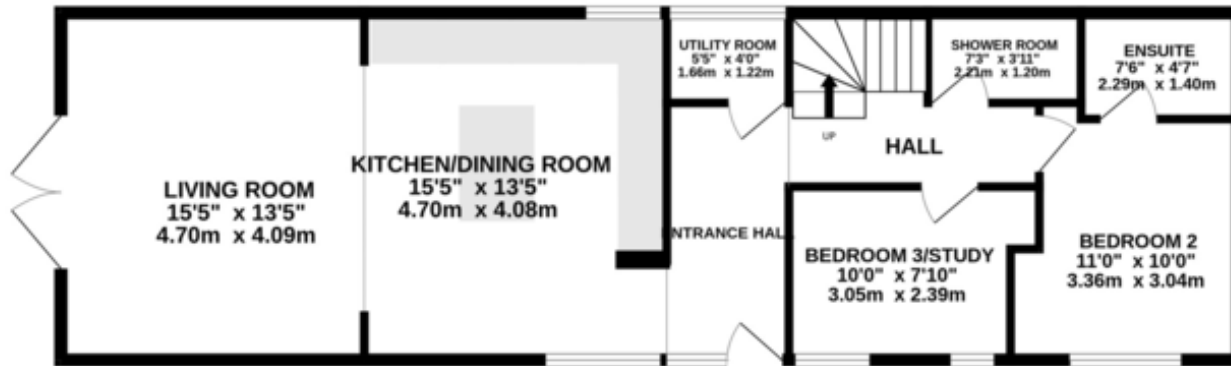
## Location

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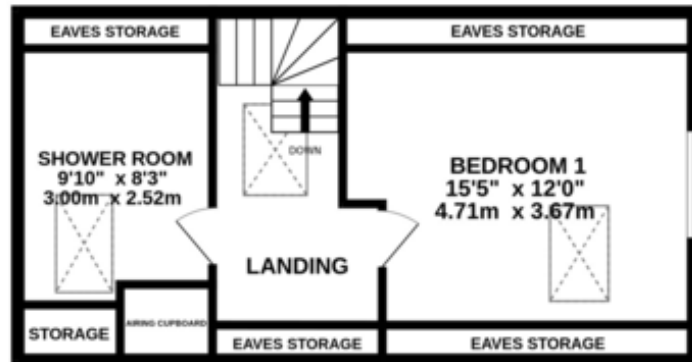
Bury St Edmunds has a richly fascinating heritage - the striking combination of medieval architecture, elegant Georgian squares and glorious Cathedral and Abbey Gardens provide a distinctive visual charm. With prestigious shopping, an award-winning market, plus a variety of cultural attractions and fine places to stay, Bury St Edmunds is under two hours from London and very convenient for Cambridge. Direct rail links into London Liverpool Street are available at nearby Stowmarket.



GROUND FLOOR  
805 sq.ft. (74.8 sq.m.) approx.



1ST FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



## Services

- Council Tax Band – Awaiting
- EPC – Awaiting
- Air Source Heat Pump
- Mains Water
- Mains Drainage
- Mains Electricity
- Underfloor Heating



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. [Registered in England and Wales. Company Registered Address:- Chiltern House, 36 High Street, Brandon, IP27 0AQ.](#)



Fine & Country  
Tel: 01284 718822  
[burystedmunds@fineandcountry.com](mailto:burystedmunds@fineandcountry.com)

