

A photograph of a garden with a stone wall, a tree, a fire pit, and a house with a conservatory. The garden is lush with greenery, including a large tree, a fire pit, and various plants. The house has a white exterior and a conservatory with large windows. The sky is blue and clear.

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£375,000

Asking Price  
High Street, Ixworth



Oakheart Bury St Edmunds are proud to present to market this impressive, characterful and versatile residence that entwines modern finishing touches with period features that date back to approximately the late 1700's.

This beautiful and quintessentially British property is a testament to Suffolk heritage and is now available for new occupiers to make it home. It is presented in a neat and neutral fashion with sympathetic decorative features to allow the period of the home to shine through. The current vendors have setup the house with three bedrooms on the first floor and an amazing ground floor master bedroom that enjoys double doors that open onto the traditional back garden. This versatility allows new occupiers to create a further reception room that is accessible from the kitchen, it would make a wonderful reading

room, comfortable living room or a bright dining area.

The main living room is adjacent to the ground floor bedroom and is a cosy and inviting reception room that centres around an exposed brick open fire. It also benefits traditional brick flooring, exposed timbers in the walls and ceilings and a bright box bay window at the front. Parallel to the lounge is the dining hall which creates a bright welcome to the home upon entry. It is finished with original floorboards and has a handy fitted cupboard for coats and shoes. To the rear of the cottage is the well designed and nicely presented kitchen that enjoys features that comprise; wooden work surfaces, stone effect tiled flooring, a ceramic white sink and drainer, shaker style units at both eye and low levels, under counter lighting, a traditional style Belling cooker, and a door

leading out the rear garden.

On the first floor the accommodation continues to impress with three bright and spacious bedrooms that all benefit original exposed floorboards. There is also a handy walk in linen cupboard and a sizeable four piece bathroom suite.



















Ground Floor



Floor 1

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**Approximate total area<sup>(1)</sup>**

104.4 m<sup>2</sup>  
1124 ft<sup>2</sup>

**Reduced headroom**

0.1 m<sup>2</sup>  
1 ft<sup>2</sup>

(1) Excluding balconies and terraces.

**Reduced headroom**

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

**Local Authority:**  
West Suffolk

**Tenure:**  
Freehold

**Council Tax Band:**  
C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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