

oakheart



£525,000

Guide Price

Ixworth Road, Norton

**** Guide Price £525,000 - £550,000 **** Situated in the heart of the popular village of Norton in Suffolk, this beautifully presented modern link-detached home enjoys a convenient setting with excellent access to local amenities and surrounding countryside. From the front, the property offers a welcoming and contemporary exterior, with off road parking for two cars, and an attached garage featuring an electric roller shutter door and convenient access to the rear garden.

Inside, the property is finished to a high specification throughout. The entrance hall provides access to all ground floor accommodation. The stylish shaker-style kitchen looks very impressive and is fitted with granite worktops, and

'Neff' integrated appliances, plus also benefits from a hot water tap, offering both practicality and elegance. A separate dining room provides a dedicated space for entertaining or family meals, while the lounge, located at the rear of the property, is bright and inviting with bi-fold doors opening directly onto the garden whilst a rear window frames the views of the open fields beyond.

Upstairs, the property offers three double bedrooms. The impressive master bedroom is particularly generous in size and benefits from a walk-in wardrobe and a modern en-suite shower room. The second bedroom also enjoys its own en-suite facilities, making it ideal for guests or older children, while the third double bedroom is also full of natural light. A bright and airy landing includes a

seating area and built-in storage cupboard, enhancing the sense of space on the first floor.

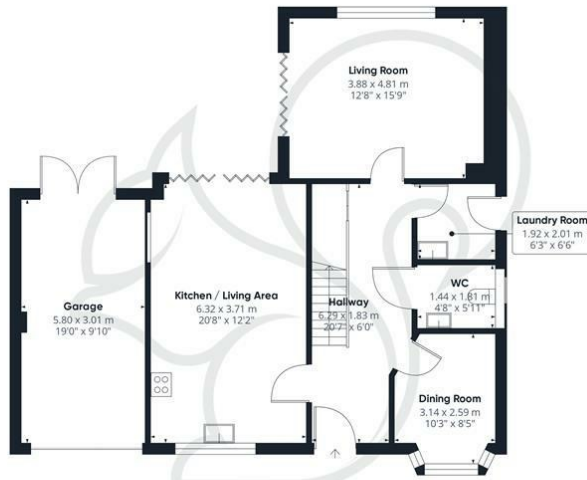
To the rear, the garden is thoughtfully landscaped, offering a low-maintenance yet attractive outdoor space that perfectly complements the setting. With uninterrupted views across open fields, it provides a tranquil retreat ideal for relaxing or entertaining. This home also benefits from energy-efficient air source heating, making it both environmentally friendly and economical.



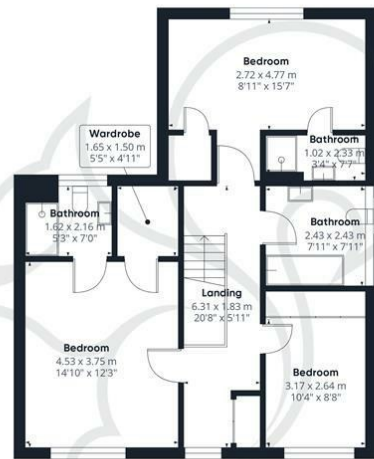








Ground Floor



Floor 1

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Approximate total area⁰¹

155.5 m²
1674 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Tenure:

Freehold

Council Tax Band:

E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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