



**Ixworth Road, Troston**

**Sheridans**







## Ixworth Road, Troston IP31 1EZ

Guide Price £415,000

A charming semi-detached property with separate two storey annexe. Nestled in the sought-after village of Troston, offering a peaceful retreat with convenient access to amenities.

Upon entering, you'll find a spacious layout with three bedrooms, providing ample space for comfortable living. The ground floor boasts a stylish open-plan kitchen, dining room and living room, complete with bi-fold doors that flood the space with natural light. Additionally, there's a separate living room featuring a cozy log burner, perfect for chilly evenings.

Convenience is key with a downstairs bedroom and a convenient shower room with sink and WC, ideal for guests or those seeking single-level living. Upstairs, the property continues to impress with a large master bedroom and a second spacious bedroom undergoing decoration. A large family bathroom undergoing installation completes the first floor, featuring a shower, sink, and toilet for added comfort and convenience.

For added flexibility or potential rental income, the property includes a separate two-story annexe with its own kitchen space, utility, bedroom, living room and bedroom. The annexe also features its own garden

space with decking for outside dining and laid to lawn garden, providing privacy and independence.

Outside, you'll find a large garden for the main house, perfect for outdoor entertaining and gardening. Additionally, the separate garden for the annexe offers further outdoor space for enjoyment.

### Outside

The outdoor space of this residence is equally impressive, with a generously sized garden that offers endless opportunities for outdoor activities and gardening enthusiasts.

There is a separate garden for the detached annexe which has a generous decking area and also a separate garden which is mostly laid to lawn.

### Location

Troston is a small rural Suffolk village with local facilities including a village hall, church and a newly refurbished village Pub (The Bull). The nearby village of Ixworth lies approximately three miles South-East and provides a very good range of local facilities, restaurant, doctors and schooling. The nearby historic market town of Bury St Edmunds has an excellent range of schools, shopping, cultural and recreational facilities and offering easy access to the A14 which in turn links the East coast ports, Cambridge and London via the M11 motorway.

- Semi-detached property set in a sought after village location
- Detached one bedroom, two story annexe with living accommodation (spiral staircase)
- Open plan kitchen/living/dining room with bi-fold doors
- Additional living room with log burner
- Two first floor bedrooms with an additional downstairs bedroom
- Large family bathroom with bath, WC and sink (currently being installed)
- Additional fully tiled downstairs shower room with WC and sink
- Southern facing garden with patio area and mostly laid to grass
- Additional garden attached to annexe with decking and laid lawn
- Parking for 2/3 cars

### Directions

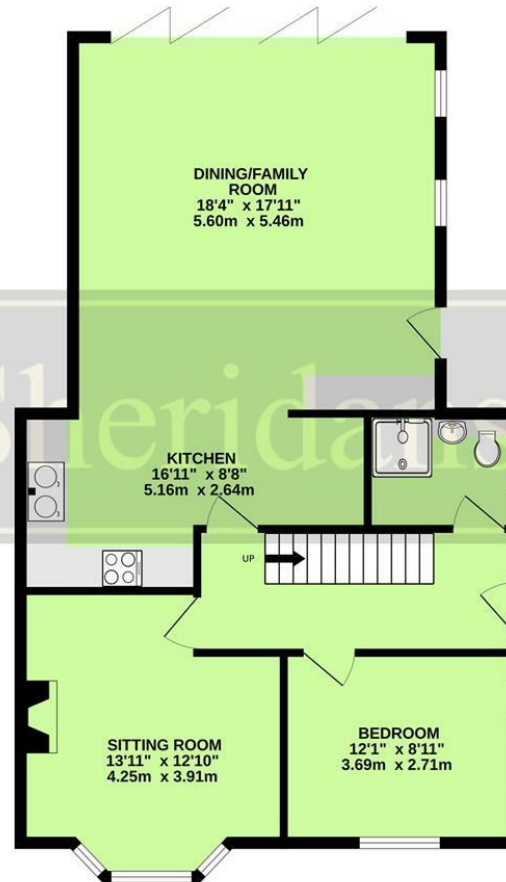
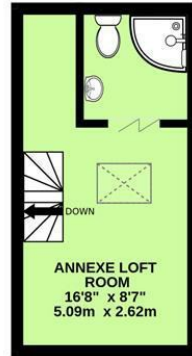
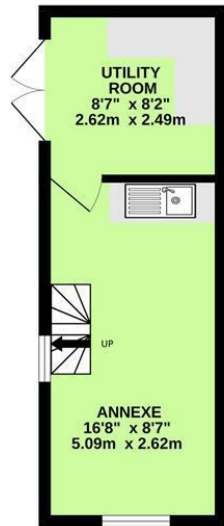
When entering Troston from the direction of Great Livermere, proceed into the village and turn right just before the The Bull public house. Follow the road along where the property will be found on the right-hand side (the property is set back from the road in the corner of a close).

### Services

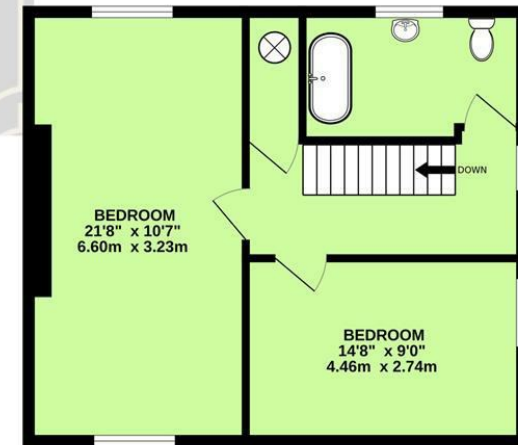
Main Electricity, water and a multi fuel range. EPC Rating: E  
Council tax band B - (Main residence)  
Council tax band A - (Annexe)



GROUND FLOOR



1ST FLOOR



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.  
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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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