



Ixworth Road, Norton

Sheridans







## Ixworth Road, Norton IP31 3LJ

Guide Price £699,000

A beautifully restored detached four bedroomed period house standing in stunning walled gardens offering an excellent degree of privacy.

With origins dating back to the 17th century and newly remodeled and restored to an incredibly high standard of finish, this outstanding period house provides luxuriously appointed accommodation successfully fusing character and original features combined with all modern conveniences and comforts. The attention to detail of the restoration is astounding and when coupled with the surprising level of accommodation coupled with the amazing landscaped walled gardens providing a high degree of privacy and seclusion, an internal inspection is highly recommended.

The immaculately presented accommodation currently in brief comprises of a stunning "live in" kitchen/breakfast/dining room, fitted with a fabulous kitchen of the highest quality incorporating built in appliances, quartz worktops and central island. A separate utility room is a particularly useful space and the two reception rooms include a sitting room and snug. Versatile living is provided with a ground floor guest bedroom/further reception and stylish bathroom. The ground floor benefits from underfloor heating.

On the first floor, a spacious landing leads to the three

generous bedrooms including a large principal bedroom with luxurious en-suite. A further en-suite to the guest bedroom is an unexpected feature and the stylish family bathroom with bath and separate shower enclosure completes the accommodation. All bathrooms benefit from de-mist mirrors and electric underfloor heating.

### Outside

The house is hidden behind a striking newly built brick and flint wall creating excellent privacy and seclusion and a wonderful first impression. A pair of high timber gates open to an expansive driveway creating plenty of vehicle parking and turning space whilst leading to the newly built oak frame double bay cart lodge garage and store. The landscaped gardens are simply wonderful being carefully planned and stocked with an abundance of flowering plants, shrubs and mature trees. Within the garden is a pond with water feature, large terrace and of particular note is the splendid garden room creating creating a superb space for entertaining and al-fresco dining.

### Location

Norton is a popular village with a thriving local community supported by an excellent range of local facilities which are within a short walk and include a well-regarded primary school, church, village hall, playing field, garage, shop and service station, together with popular local public house "The Dog". Excellent access is gained to the A14 Dual Carriageway, linking to Bury St Edmunds, Cambridge and

- Beautifully presented period home
- Wealth of original features
- Stunning walled landscaped gardens
- Close to village centre
- Extremely high quality finish
- Large "live in" kitchen/breakfast/dining room
- Sitting room, snug
- Utility
- Four bedrooms
- Four luxurious bathrooms

London via the M11 Motorway. The nearby town of Stowmarket has a main line rail link to London Liverpool Street Station.

### Directions

When entering Norton from the direction of Elmswell and the A14, proceed along Ixworth Road and the gated entrance to the property will be found on the right hand side just after Holly House.

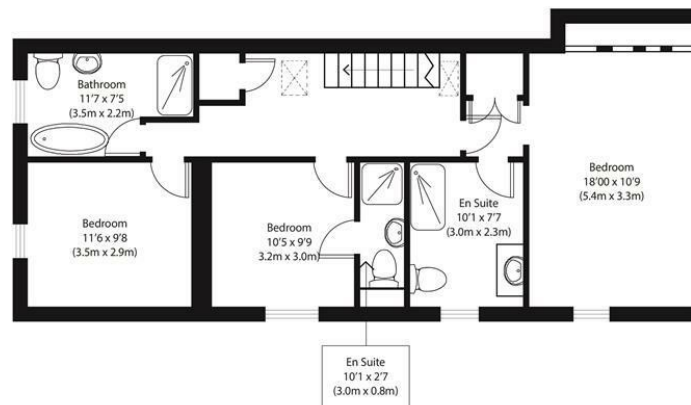
### Services

Mains electricity, water and drainage. Oil fired radiator central heating. Council Tax Band F.

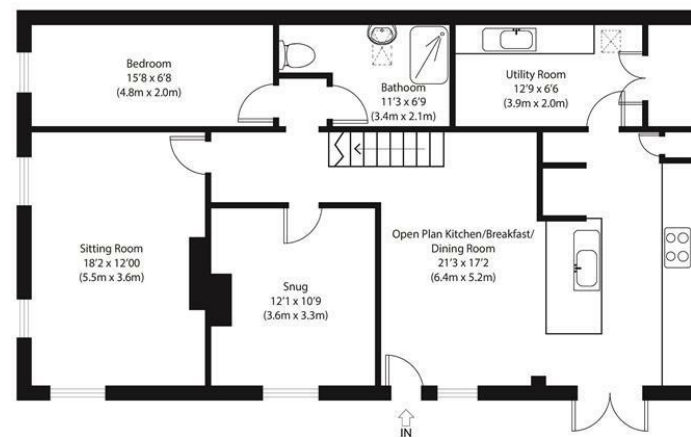
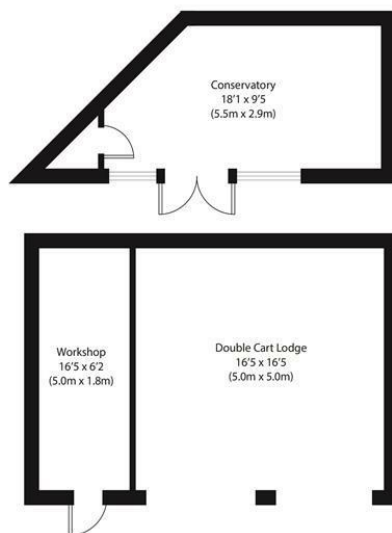


Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.sheridans.co.uk

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First Floor



Ground Floor

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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