



**Commister Lane, Ixworth, Bury St Edmunds**

**Sheridans**







# Commister Lane, Ixworth, Bury St Edmunds IP31 2HE

Guide Price £775,000

A beautifully presented extended 4 bedroomed detached family house enjoying a splendid setting in a well-served village.

Understood to have been built about seventy five years ago of traditional brick and timber frame construction beneath a hipped slate roof and sympathetically extended and greatly improved in more recent years, Commister House is an exceptional family home, providing a surprising level of immaculately presented accommodation, boasting well-proportioned rooms possessing a bright and airy atmosphere. The house offers all modern conveniences and benefits from stunning landscaped gardens stocked with an abundance of flowering plants, shrubs and mature trees, providing the occupants with an excellent degree of privacy and seclusion, whilst being only a stones throw from the village centre and local amenities.

With gas fired radiator and under floor heating, the accommodation currently in brief comprises of a large useful covered entrance porch and entrance door to the entrance hall with airing cupboard and door to the utility/boot room. The reception hall has stairs off to the first floor and doors leading to the dining room and cloakroom (both of which could offer potential for a fifth bedroom with ensuite if desired). The particularly well-equipped kitchen/breakfast room has French doors enjoying lovely views of the gardens and is fitted with an excellent range of units providing plenty of draw and cupboard space beneath granite work surfaces, whilst complemented by a central island and quality integrated appliances. The elegant dual aspect sitting room has fine oak flooring and beautiful stone fireplace with dual fuel stove and leads through to the wonderful part vaulted garden room, creating a fabulous reception with Bi-fold and French doors opening to the gardens.

On the first floor, the landing has access to a large loft space (plenty of space to stand) and leads to the four bedrooms and bathroom. The principal bedroom is complemented by an en-suite shower and the luxurious family bathroom has been upgraded to a particularly high level including a bath and separate shower enclosure, completing the accommodation.

## Outside

Commister House is accessed via the driveway which provides ample parking and in turn leads to the double garage with twin up and over doors, power and light connected. To the rear of the garage is a garden store/workshop. The property is set in beautiful grounds of approximately 0.26 of an acre (sts) with an attractive stone terraced area of the rear of the property and water feature. The garden is laid predominantly to lawn with a variety of mature flower, shrub and trees offering a great degree of privacy.

## Location

The property enjoys a delightful setting in one of the village's most desirable locations, whilst being within a "stones throw" of the thriving village high street and the excellent range of local facilities on offer, which include a doctors surgery, shops/post office, church, schools and two public houses. The popular village of Ixworth is situated approximately 8 miles to the north east of Bury St Edmunds and 10 miles from Stowmarket with its main line rail link to London.

## Directions

From the direction of Bury St Edmunds proceed along the A143 through Great Barton and turning left into the village of Ixworth. Proceed through the High Street and just after The Greyhound pub, take a left-hand turn onto Thetford Road, take the second turning

- Beautifully presented accommodation
- Desirable setting within well-served village
- Stunning landscaped gardens
- Ample parking and garaging
- Large covered entrance porch, reception hall
- Cloakroom, utility/boot room
- Well-equipped kitchen/breakfast room, dining room
- Sitting room, part vaulted garden room with Bi-fold doors
- Principal bedroom with en-suite
- Three remaining bedrooms, luxurious family bathroom

left into Commister Lane and the property can be found further on the left.[what3words.com/sliding.searcher.rally](http://what3words.com/sliding.searcher.rally)

## Services

Mains electricity, drainage and water. Heating - Gas fired radiator and underfloor heating.

Council Tax: West Suffolk Band: F

Broadband speed: Up to 1000 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: No Risk

EPC Rating : D



GROUND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only  
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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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