



Kettleborrow Close, Ixworth

Sheridans



Kettleborrow Close, Ixworth IP31 2UN

Guide Price £450,000

A beautifully presented and much improved 4 bedroom detached family home in the well served village of Ixworth

Built of traditional brick construction beneath a tiled roof and extended in more recent years, this much improved detached family house provides well presented accommodation possessing a light and airy feel complemented by charming gardens, ample parking with double garaging, whilst situated only a short walk to local shops and facilities on offer within the popular and particularly well served village of Ixworth.

Benefitting from gas fired radiator central heating and double glazing, the accommodation currently in brief comprises of an entrance hall with stairs off to first floor and door to a cloakroom. The sitting room is an ideal reception for relaxing with fireplace and window to front. Double doors lead through to the dining room creating a wonderful space for entertaining leading through to the fabulous garden room with ceiling roof light windows and French doors to the gardens. The kitchen is particularly well equipped with a fitted range of units, complemented by built in appliances and the separate utility room, leads through to the adjoining double garaging, completing the ground floor accommodation.

On the first floor is a landing with airing cupboard and access to the four bedrooms including the spacious

principal bedroom with en-suite shower and fitted wardrobes. Two of the three remaining bedrooms have fitted wardrobes and are served by the family bathroom with bath and separate shower enclosure, completing the first floor accommodation.

Outside

The property is approached along a driveway providing plenty of off road parking and access to the adjoining double garaging. The rear gardens are a delightful feature being mostly laid to lawn and stocked with numerous flowering plants, shrubs and mature trees. A summer house is situated within one corner and to the rear of the house is a large brick paved terrace creating an ideal area for outdoor entertaining and al-fresco dining.

Directions

When travelling along the A143 towards Diss. At the first roundabout at Ixworth, take the second exit onto Micklesmere Drive and the turning for Kettleborrow Close will be found on the right hand side. what3words/shunning.fruity.short

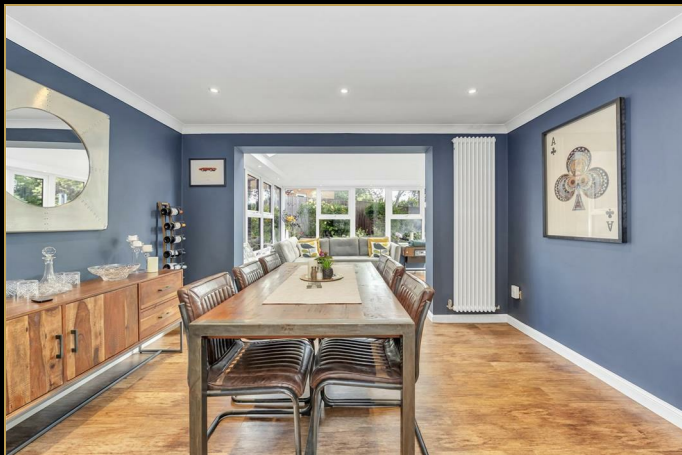
Location

The property is situated within a short walk 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.

- Much improved 4 bedroom family house in well served village
- Beautifully presented
- Charming gardens
- Ample parking, double garaging
- Stylish kitchen and bathrooms
- Sitting room
- Dining room, garden room
- Well equipped kitchen, utility, cloakroom
- Principal bedroom with en-suite
- 3 remaining bedrooms, family bathroom

Services

All mains services are connected (not tested). Gas fired radiator central heating.
Council - West Suffolk - Tax Band E
Broadband speed: Up to 1000 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: No Risk

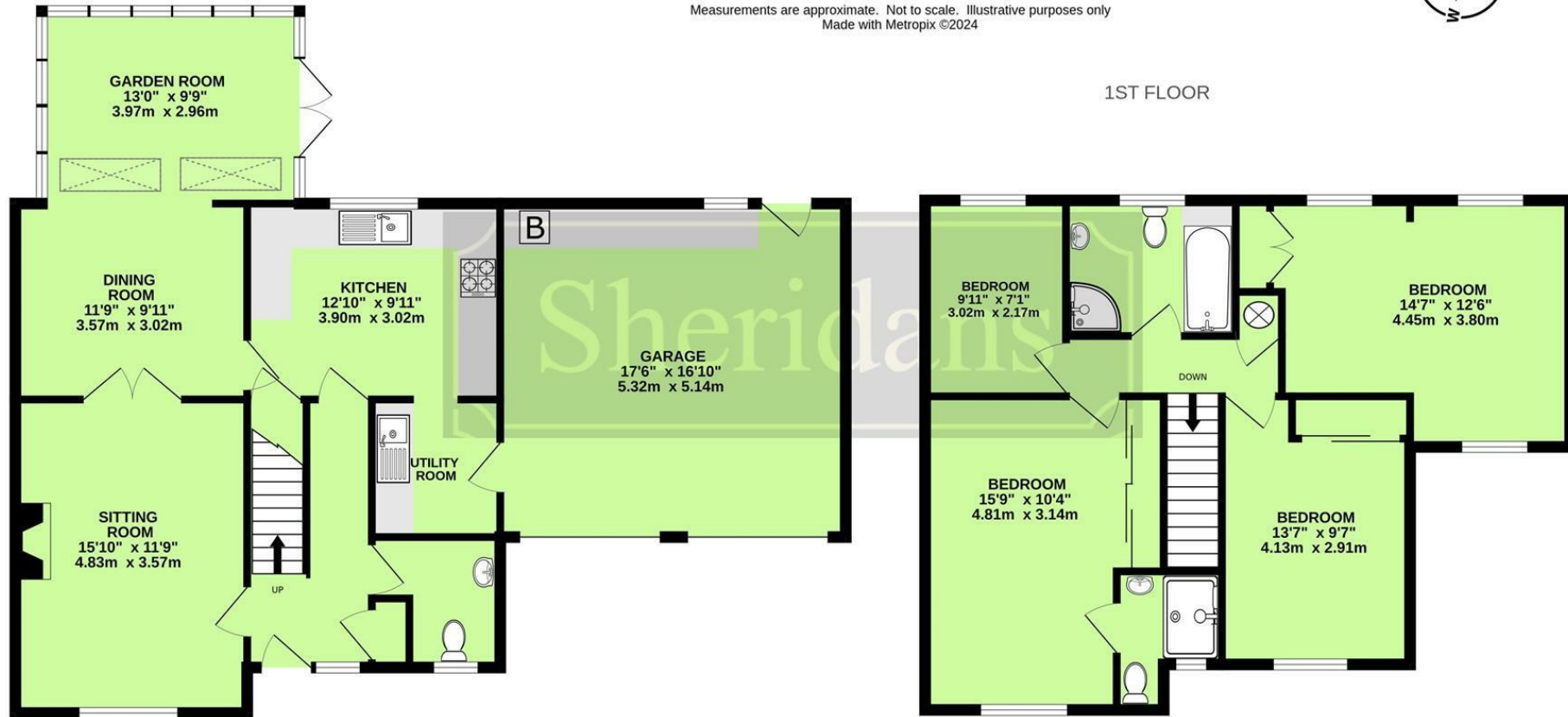


GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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1ST 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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