

BUCKS

PROPERTY AGENTS



Wood Cottage Stow Road, Ixworth, Bury St. Edmunds, IP31 2JB

Offers Over £300,000

- Detached Bungalow
- Wet Room
- Oil Radiator Central Heating
- Single Garage
- No Upward Chain
- Two Bedroom
- Sealed Unit Double Glazed
- Off Road Parking for 3 Vehicles
- Vacant Possession
- Village Location

Wood Cottage Stow Road, Bury St. Edmunds IP31 2JB

Nestled on Stow Road in the charming village of Ixworth, Bury St. Edmunds, this delightful detached bungalow presents a wonderful opportunity for those seeking a project to make their own. With one reception room and a conservatory, this property offers ample space for relaxation and entertaining. The two well-proportioned bedrooms provide comfortable living quarters, while the bathroom is conveniently located to serve the household.

This bungalow is in need of modernisation, allowing you to infuse your personal style and preferences into the home. The property is offered with vacant possession, ensuring a smooth transition for the new owner.

One of the standout features of this residence is the picturesque views over the fields at the rear, providing a serene backdrop that enhances the tranquil atmosphere of the property. Additionally, there is parking available for three vehicles, adding to the convenience of this charming home.

Whether you are a first-time buyer, a downsizer, or an investor looking for a promising opportunity, this bungalow on Stow Road is a canvas awaiting your creative touch. Embrace the potential of this property and make it your own in the idyllic setting of Ixworth.

Ixworth offers many amenities such as schools for children all ages, high street with local businesses, doctors surgery and local convenience store. Situated eight miles from the historic town of Bury St Edmunds that offers many amenities as well as main transport links.



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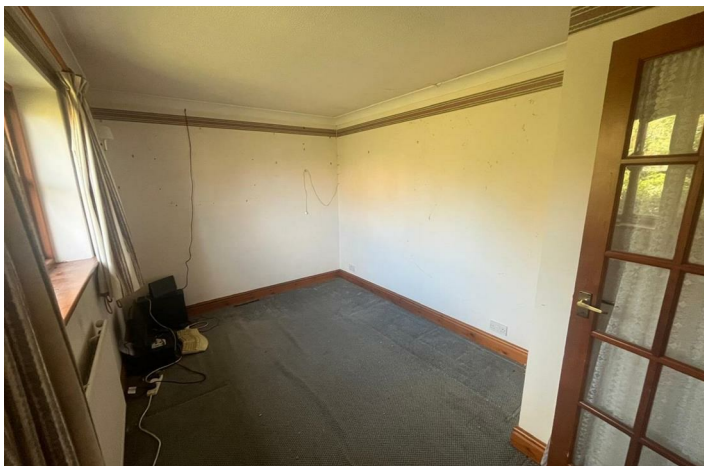


2



E

Council Tax Band: C



Entrance Porch

Hall

Parquet flooring, radiator and loft access

Sitting Room

Window to side, patio doors to conservatory, tv point, open fireplace and two radiators.

Kitchen/Diner

Two windows to the front, high and low level kitchen units, electric hob, electric oven, water softener, stainless steel sink and drainer, island, vinyl flooring and radiator.

Utility Room

Tiled flooring, space for fridge freezer, plumbing for washing machine, boiler and stable door to outside.

Conservatory

Windows all around and tiled floor.

Bedroom Two

Window to the front and radiator.

Bedroom One

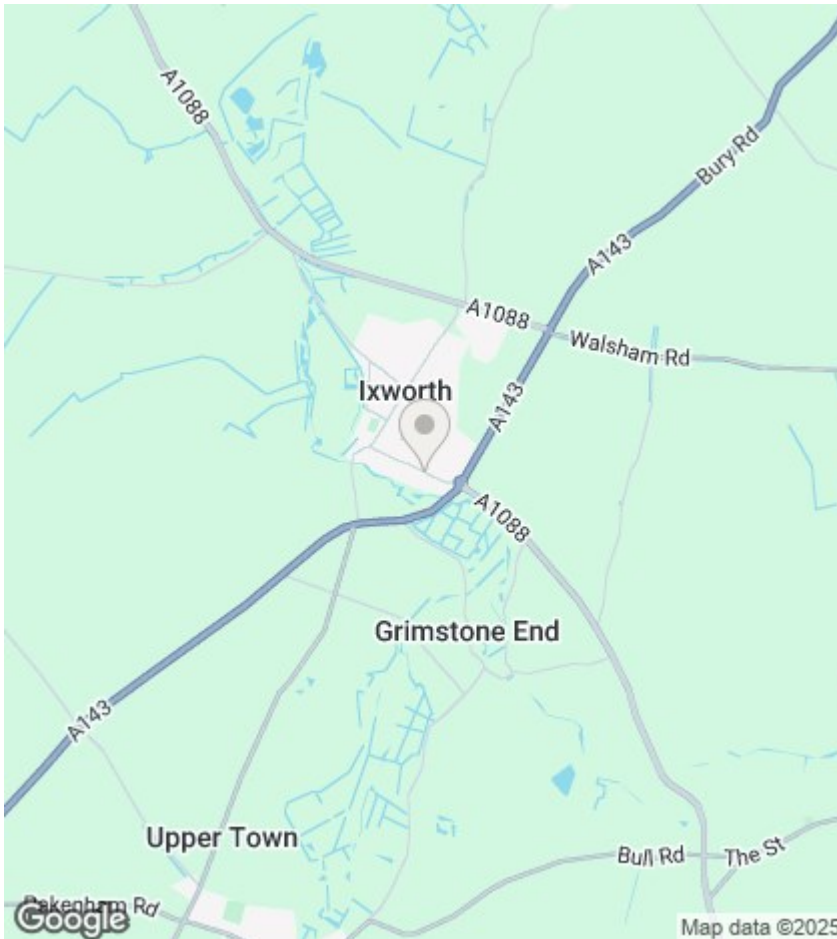
Window to the side, laminate flooring, patio doors to rear, basin with vanity unit, built-in wardrobes and radiator.

Wet Room

Window to rear, extensively tiled walls, shower, low level W/C, basin with vanity unit, shaving point and radiator.

Outside

A path leads to the front door with hedging and shrubs. There is a driveway with parking for 3 vehicles, leading to a single garage with up and over door, power and light connected. Garden at rear with superb far reaching views over meadows, lawn, shed, ornamental pond, mature shrubs, trees and picket fence.



Directions

Turn right at the 1st cross street onto Station Rd W/B1115
 Turn left onto Gipping Way/A1308 Go through 1 roundabout
 At the roundabout, take the 2nd exit onto Tot Hill/A1308 At
 Tot Hill Jct, take the 2nd exit Continue onto A1308 At Tot
 Hill Jct, take the 1st exit onto the A14 slip road to Bury/St
 Edmunds Merge onto A14 At junction 46, exit towards
 Beyton/Thurston Continue onto Tostock Rd Turn right onto
 The Green Continue onto Thurston Rd Continue onto Beyton
 Rd Turn right onto Thedwastre Rd Continue onto Sandpit Ln
 Turn left onto Norton Rd Turn right onto Ixworth Rd Turn
 right onto A143 At the roundabout, take the 1st exit onto
 Stow Rd Destination will be on the left Arrive: Ixworth,
 Bury Saint Edmunds IP31 2JB, UK

Viewings

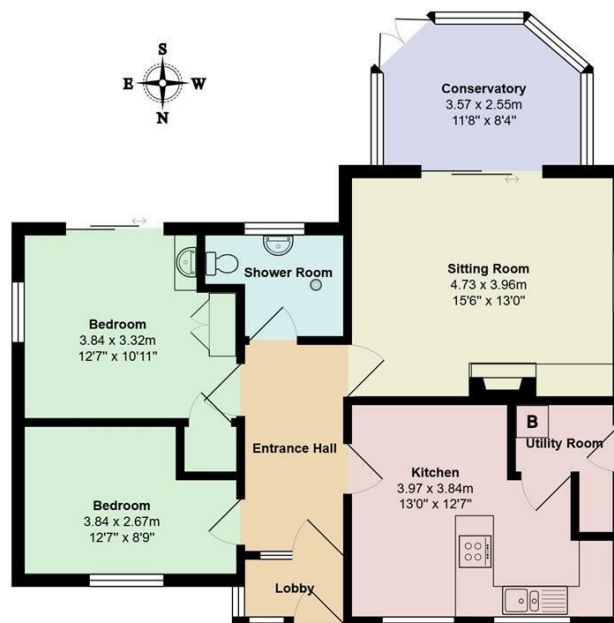
Viewings by arrangement only.

Call 01449614700 to make an appointment.

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	50	78
England & Wales		EU Directive 2002/91/EC



Total Area: 84.7 m² ... 912 ft²

All measurements are approximate and for display purposes only