



**Ixworth Road, Norton
Suffolk**

**DAVID
BURR**



Halfboys, Ixworth Road, Norton, IP31 3LE.

Norton is a well-connected and popular Suffolk village, offering a range of amenities including a shop, post office, garage, and the highly regarded village pub – The Dog. Families are well served by a respected local primary school, and commuters benefit from excellent access to the A14, linking easily to Bury St Edmunds and Stowmarket. From Stowmarket station, direct trains to London Liverpool Street take around 80 minutes.

A charming, extended period home with glorious countryside views, mature gardens and generous living space – nestled in the heart of a thriving village with excellent transport links nearby. Tucked away along the sought-after Ixworth Road, Halfboys is a handsome detached property, full of warmth, character and flexibility – the perfect setting for village life, with room to grow.

A charming, extended period home with glorious countryside views, mature gardens and generous living space.

- **Detached period home with charming original features**
- **Three first-floor bedrooms with far-reaching countryside views**
- **Ground floor study/fourth bedroom and two bathrooms**
- **Spacious open-plan living and dining space with inglenook fireplace**
- **Stylish, well-equipped kitchen with access to garden**
- **Mature gardens front and rear**
- **Off-road parking and garage/workshop**
- **Sought-after village location with amenities and A14 access.**

Thoughtfully extended and beautifully presented, the house blends rustic charm with modern comfort. The welcoming entrance hall, leads through to a stunning open-plan kitchen/living/dining space. The centrepiece here is a magnificent inglenook fireplace with an Esse stove and delightful exposed beams, creating a truly special atmosphere.

The recently fitted kitchen brings a contemporary contrast with handcrafted hardwood units, a full-height bank of cupboards, integrated double oven, inset electric hob, ceramic sink with drainer and boiling water mixer tap, and a built-in dishwasher. The adjoining utility room is a practical yet characterful space, offering further storage, plumbing for a washing machine, a traditional butler sink, and access to a ground-floor shower room with wash basin, WC and shower cubicle.

The sitting room is flooded with natural light and enjoys far-reaching views over neighbouring fields via patio doors that open directly onto the garden. A ground floor study – currently used as a fourth bedroom – adds valuable versatility for modern family life.

Upstairs, three generous bedrooms all enjoy lovely rural outlooks. A well-appointed family bathroom and built-in storage complete the first floor.

Outside Space

The grounds are a real highlight. To the front, a gravel driveway provides ample off-road parking and leads to a garage/workshop. To the rear, the generous garden is mainly laid to lawn and backs onto open countryside, offering both privacy and picturesque views.

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SERVICES: Mains water and Electricity. Oil fired heating and sewerage water treatment plant.

NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council

COUNCIL TAX: Band D

EPC RATING: F

BROADBAND AND MOBILE: Please see our website and Ofcom.org.uk for further details

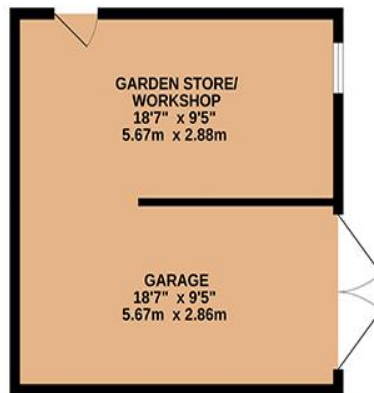
VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

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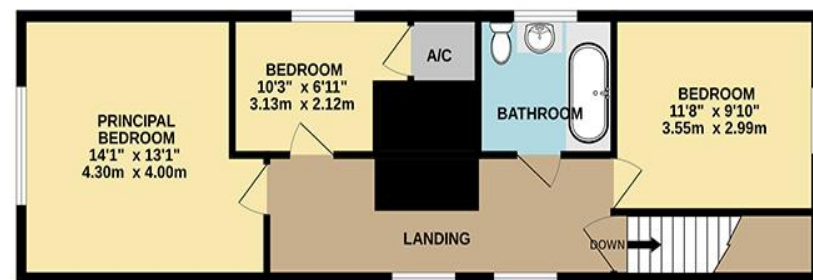




GROUND FLOOR
1006 sq.ft. (93.4 sq.m.) approx.



1ST FLOOR
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA (approx.)

Accommodation: 1570 sq.ft (145.9 sq.m) - Garage 351 sq.ft (32.6 sq.m)
Measurements are approximate. Not to scale. Illustrative purposes only.
Produced for David Burr Estate Agent.

