



**2 Plummer Close,  
Ixworth, Suffolk**

**DAVID  
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## 2 Plummer Close, Ixworth, IP31 2UL

Ixworth is a popular and well served village with an excellent range of local amenities including shops, schools, doctor's surgery, village hall, church, café and two village pubs. The Cathedral town of Bury St Edmunds is approximately 7 miles with its extensive range of schooling, shopping, recreational and cultural facilities and 15 miles from the market town of Stowmarket with a mainline rail link to London Liverpool Street.

This attractive four bedroom detached house offers well-balanced and generously proportioned accommodation, complemented by a double garage and ample parking. Located just a short distance from the wide range of amenities found in the well-served and popular village of Ixworth, the property provides an excellent opportunity for families or those seeking a home with convenient access to village shops, schooling, and countryside walks, while also being well placed for routes into Bury St Edmunds and beyond.

### **A well-appointed four bedroom detached house just a short distance from the amenities of Ixworth village.**

#### **Lobby**

A useful entrance space offering a buffer from the elements before entering the main reception hall, ideal for coats and shoes.

#### **Hallway**

A welcoming central hallway giving access to the principal ground floor rooms and having a staircase to the first floor.

#### **Sitting Room**

A generously proportioned main reception room with a large front-facing curved bay window, creating a bright and comfortable living space.

#### **Dining Room**

Positioned to the rear of the house with double French-style doors opening onto the garden terrace, offering the perfect setting for alfresco dining. This splendid room is ideal for both family meals and entertaining.

#### **Kitchen**

A well-laid-out kitchen with rear aspect and being fitted with ample worksurface and storage, featuring a one-and-a-half bowl sink unit with mixer

tap and a single drainer. Spaces for a range style cooker under extractor hood. Door opening through to the Utility Room.

#### **Utility Room**

A practical space housing additional storage and appliance provisions, with direct access to the garden and an internal door to the double garage.

#### **Cloakroom**

Conveniently positioned off the hallway, comprising a low-level WC and wash hand basin with mixer tap.

#### **Study**

A versatile additional reception space, ideal as a home office or snug, located centrally within the ground floor layout.

#### **First Floor**

#### **Landing**

A spacious central landing providing access to all bedrooms and the family bathroom, with built-in storage cupboard.

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### Master Bedroom

A comfortable principal bedroom enjoying a front aspect and featuring extensive integrated wardrobes with sliding mirrored doors. Served by:

### En Suite

A substantial, well-appointed en suite with shower cubicle having part tiled surround, WC, bidet and a wash hand basin with mixer tap.

### Bedroom Two

A generously sized double bedroom situated at the rear of the house, again with integrated wardrobes having sliding mirrored doors

### Bedroom Three

A bright and airy bedroom overlooking the rear garden.

### Bedroom Four

A compact fourth bedroom, ideal as a child's room, guest bedroom or second home office with rear aspect.

### Bathroom

Serving the remaining bedrooms, the family bathroom is fitted with a panelled bath having shower over and part tiled surround, WC, and pedestal wash hand basin with mixer tap.

### Outside

The property occupies a generous plot with a neatly maintained front garden, laid to lawn with mature hedging and a paved pathway leading to the entrance. A tarmac driveway provides ample off-road parking and leads to a double garage with twin electric roller doors, power and light connected and a internal personal door.

To the rear, the garden enjoys a sunny aspect and features a spacious paved terrace ideal for outdoor dining, a shaped lawn bordered by

established planting, and a timber shed offering useful storage. A side gate provides access from the front of the property.

**SERVICES:** Mains water, electricity and drains. Gas central heating.

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

**LOCAL AUTHORITY:** Mid Suffolk District Council

**COUNCIL TAX:** Band E

**EPC RATING:** TBC

**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

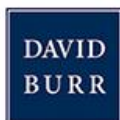
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**GROUND FLOOR**  
805 sq.ft. (74.8 sq.m.) approx.



**1ST FLOOR**  
707 sq.ft. (65.7 sq.m.) approx.



**TOTAL FLOOR AREA (approx.)**

Accommodation: 1502 sq.ft (139.5 sq.m) - Garage: x sq.ft (28.2 sq.m)  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Produced for David Burr Estate Agent.



