

Mortimer &
Gausden

INDEPENDENT ESTATE AGENTS



Greenacre Cottage, Ixworth Road, Norton,
Bury St. Edmunds, IP31 3LP

Guide Price
£650,000

Spacious individual detached family house with adjoining self-contained annexe

TWO FOR THE PRICE OF ONE - This individual modern farmhouse style home includes a very spacious self-contained annexe, making it perfect for those people with large or extended families. The property occupies a 'tucked away' yet central village location with good sized gardens and extensive parking.

If you have been looking for a property with lots of space, this individual detached home is bound to be of interest. Originally built as a family home approx 50 years ago, with unique period style features, and the property was substantially extended to also include a 2 bedroom self-contained annexe.

- Large family home with self contained annexe
- Occupying a pleasant village setting
- Sitting Room, family room, dining room, study, kitchen
- 3 double first floor bedrooms, 3 bath/shower rooms
- Annexe with kitchen/diner, 2 double bedrooms, shower room
- Large gardens, garage & extensive parking



Greenacre Cottage occupies a tucked away setting close to the village centre. Norton is a very popular village with a range of amenities including a thriving Public House/Restaurant, Garage with a mini-market, an active community centre with sports facilities and a playgroup. There is also a highly regarded Primary School and Church.

The village is located approximately 11 miles east of the thriving market town of Bury St. Edmunds and around 8 miles north west of Stowmarket, where there is a mainline rail link to London Liverpool Street.

The individually built main house approx 50 years young, will require some cosmetic updating but offers very well proportioned rooms including 3 reception rooms. The main sitting room is a very unique feature of the house and includes period style timber framing, a striking brick fireplace, with exposed chimney, and a semi-vaulted ceiling. There are 3 double bedrooms, a first floor bathroom and ground floor shower room.

A large reception hall/garden room links the main house with the annexe. The annexe the most recently extended part of the building is in somewhat better decorative order and includes a spacious kitchen/dining room, a utility room, a shower room and 2 further double bedrooms.

In total, the 2 parts of the house provide over 2700 sq ft of accommodation which could be divided in a number of different ways making this a very flexible home with great potential once updated.

Outside

The gardens to the front of the house are set behind mature hedging and provide extensive parking and access to the detached garage. The main gardens are formed to the rear of the house and a laid mainly to lawn and planted with a variety of trees.

COUNCIL TAX - BAND D

ENERGY PERFORMANCE RATING - House D - Annexe C

Directions

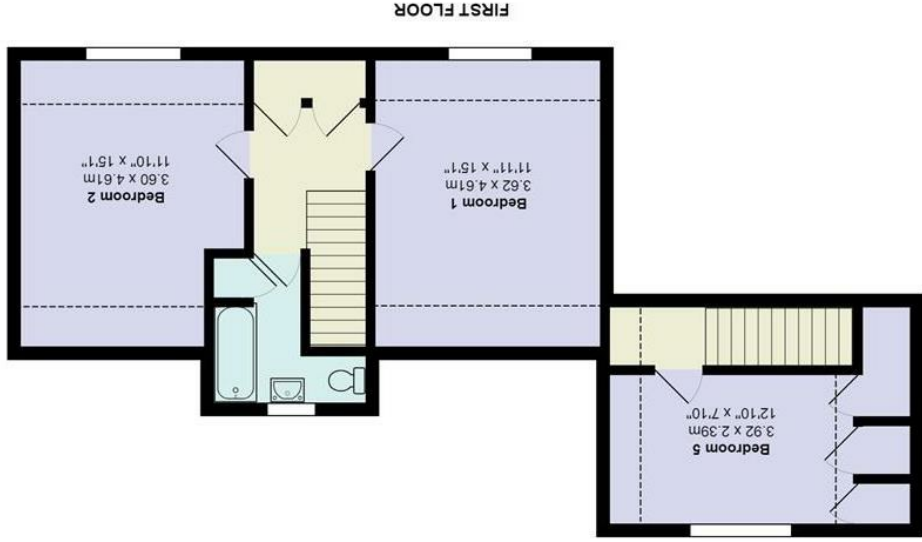
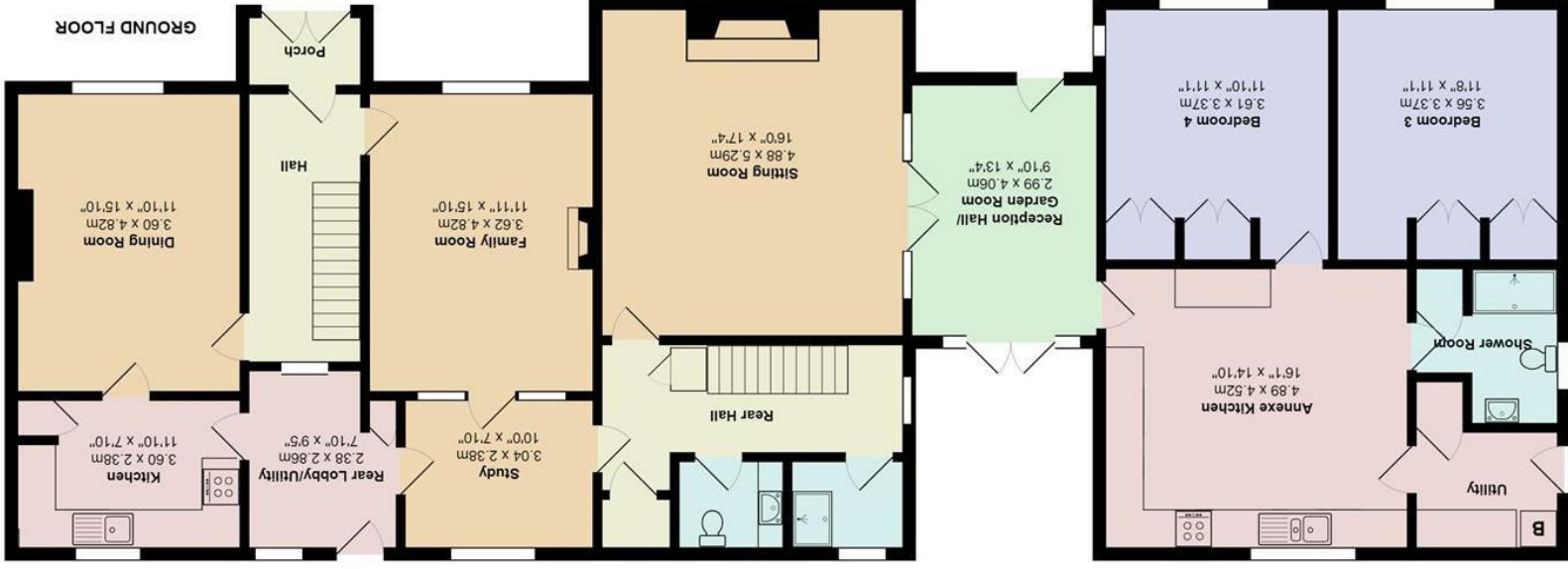
On entering Norton continue past the Norton Dog Public House on the right. The property is down a small private lane, as marked by our for sale board, almost immediately after the Public House



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Approx Total Area: 254.4 m² ... 2738 ft²