



MICKLESMERE DRIVE, IXWORTH

BURY ST EDMUNDS, IP31 2UJ

£425,000
FREEHOLD

Situated in the ever-popular village of Ixworth, this deceptively spacious detached family home offers well-planned accommodation throughout. The ground floor features an entrance hall, convenient cloakroom, a generous sitting room, separate dining room and a stylish kitchen complemented by a useful utility room. Upstairs, the impressive master bedroom benefits from an en suite, alongside three further, good-sized bedrooms and a modern family bathroom. Outside, the property benefits from a double garage and off-road parking, framed by attractive flower and shrub beds to the front. The rear garden is an attractive, sunny space with low maintenance borders of shingle, decorative stones and shrub beds. A large patio area with a further raised seating area, surrounded by mature hedges and trees, offers privacy. Viewing is highly recommended.

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MICKLESMERE DRIVE,

- Well Presented Detached Four Bedroom Home • Master Bedroom With En-Suite • Gas Fired Central Heating • Double Garage & Driveway For Parking • Stylish Kitchen • Utility Room & Ground Floor Cloakroom • Two Good Sized Reception Rooms • Close To Village Amenities



Entrance Hall

Welcoming entrance hall with stairs leading to the first floor. Tiled flooring and radiator. Also useful storage cupboard.

Cloakroom

WC and wash basin vanity unit. Window to front and radiator.

Sitting Room

Generous sized room with modern feature fireplace. Window to front enjoying plenty of natural light. Double doors opening to the dining room. Radiator.

Dining Room

Spacious room with French doors opening to the rear garden. Radiator.

Kitchen

Well-designed stylish kitchen with matching wall and base cupboards, drawer units and ample work tops over. Inset sink and drainer with installed water softener. Integrated appliances include dishwasher, electric oven, combi/microwave oven and four-burner gas hob with extractor fan over. Large, built in pantry cupboard and window to rear. Radiator. Opening to utility area.

Utility Room

Range of wall and base cupboard units. Inset sink with drainer. Space for washing machine and full fridge freezer. Housing the gas boiler. Door to side access.

Landing

Loft access and airing cupboard.

Bedroom 1

Impressive-sized double room with double, mirrored wardrobe. With window to front and radiator.

En-Suite

Modern suite with WC and a double hand wash basin vanity unit with built-in cupboards. Fully tiled shower cubicle and tiled flooring. Window to front and heated towel rail.

Bedroom 2

Good-sized double room with double, mirrored wardrobe. Window to front and radiator.

Bedroom 3

Built in wardrobe with window to rear. Radiator.

Bedroom 4

Window to rear. Radiator.

Bathroom

Contemporary suite with WC and wash basin vanity unit. Separate shower cubicle. bath surrounded by feature tiles. Window to rear and heated towel rail.

Outside

Front Garden

Driveway leading to the double garage, offering ample off-road parking. Framed by established, well-stocked flower and shrub borders. Gated access to the rear garden.

Rear Garden

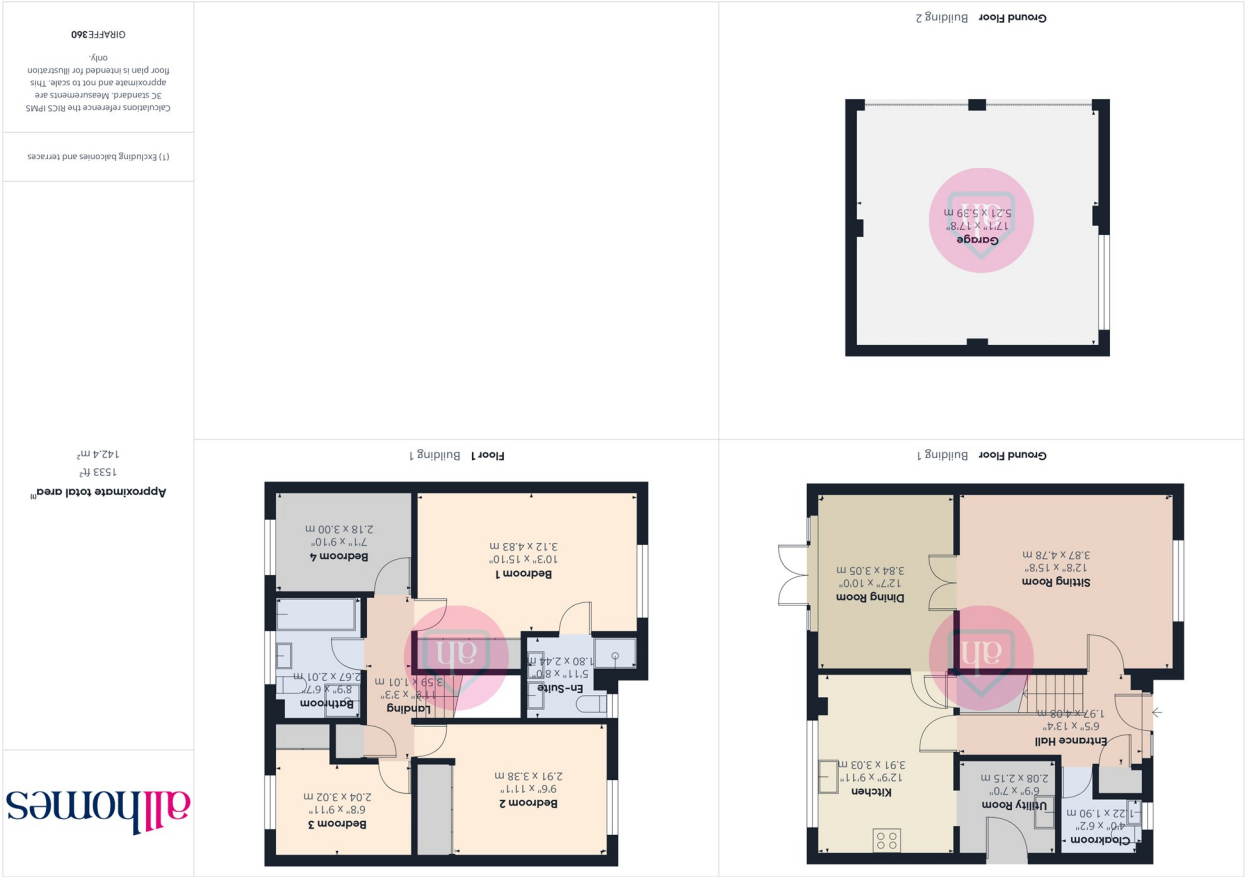
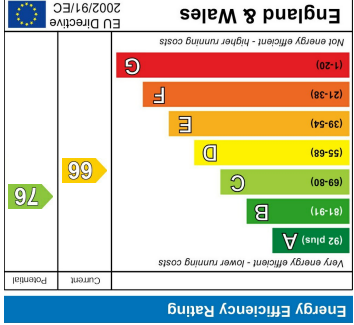
Private and secluded garden with a large patio seating area surrounded by shingle borders. Step up to second raised seating terrace bordered by established, decorative stone, flower and shrub beds. Gated access both sides, leading to the front.

Double Garage

Electric doors. Power connected. Access door and window to rear.

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EPC Rating: D Council Tax Band: E

Approximate total area¹ 1533 ft² 142.4 m²

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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28 Thurston Granary, Thurston
Bury St Edmunds
Suffolk
IP33 3QU

01359 234444
mail@allhomes.uk.com
allhomes.uk.com

allhomes

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