



Ixworth Road, Bury St. Edmunds, Suffolk
£2,400 Per month



- **FOUR BEDROOM DETACHED EXECUTIVE HOME**
- **EN-SUITE TO MASTER BEDROOM**
- **STUDY**
- **KITCHEN/BREAKFAST ROOM**
- **LUXURY PORCELAIN TILING DOWNSTAIRS**
- **UNDERFLOOR HEATING**
- **INTEGRATED GARAGE**
- **SOUTH FACING GARDEN**
- **CONTEMPORARY DESIGN KITCHEN AND BATHROOMS**



A bespoke New Build 4 bedroom Detached, Executive Home with single garage, spanning approx. 2277 sqft, located in the rural village of Norton, Suffolk available to rent.

The Property

4 The Forge is a traditional build property with a contemporary twist and incorporates modern open-plan living.

The property has been finished to a high specification throughout with traditional farmhouse style internal doors, porcelain floor tiles and underfloor heating downstairs and two sets of bi-fold doors to the rear garden.

Comprising a garage which is secluded from the road, it is accessed via a private sweeping driveway. The front of the property is laid mainly to lawn and bordered with plants and shrubs.

Inside, the property boasts a large entrance hall, a utility, study/dining room, downstairs wc, separate lounge and open plan kitchen/breakfast room, four bedrooms and a family bathroom upstairs.

The light and airy living room features an open fire place and bi-fold doors to the rear garden providing an exquisite indoor/outdoor feel from the lounge through to the kitchen/breakfast room. The magnificent open plan kitchen/breakfast area boasts a shaker style kitchen with free standing double cooker and integrated appliances.

Bi-fold doors open out with views to the rear garden and double glazed windows provide views to the front of the property. The breakfast area provides space for a dining table and also features French doors to the rear garden and double glazed windows to the front of the property.

The spacious landing leads to the four double bedrooms and family bathroom. The master bedroom boasts an en-suite and double glazed window to the front of the property. Bedroom Two features velux windows to the front and rear of the property and Bedrooms Three and Four feature windows to the rear of the property. The family bathroom features floor tiles and part tiled walls and consists of bath, separate shower cubicle, hand wash basin and low level wc.

Outside, the property's South facing rear garden is mainly laid to lawn with a patio area immediately outside the bi-fold doors.





The Location

Norton is seven miles East of Bury St Edmunds and includes the hamlet of Norton Little Green. There is a local pub, several churches, a garage with a petrol station and a shop. There are picturesque walks through fields, woods and across meadows which are right on your doorstep.

Bury St Edmunds is a market, cathedral town a short drive away from Norton. Bury (as it is known by locals) provides a town centre full of shops, it hosts twice-weekly markets and has plenty of independent boutique shops, restaurants and cafes. The historic Abbey Ruins are located a short walk from the town centre and provide 6 acres of gardens to relax in.



Garage

The single garage is attached to the side of the property, the garage will have an Up and Over door and access from the house and rear is possible;

Hallway

The hallway features an external composite door and internal oak doors leading to all rooms, stairs to first floor, thermostat heating controls, ceiling spotlights, porcelain floor tiles, cupboard;

Utility Room

11'9" x 7'1" (3.6 x 2.18)

Double glazed window to side aspect, range of base and wall units;



Dining Room

14'10" x 11'9" (4.54 x 3.60)

Double glazed window to side aspect, porcelain floor tiles, ceiling spotlights;

Lounge

19'11" x 13'8" (6.094 x 4.185)

Double glazed windows to side and rear aspect, feature fireplace, porcelain floor tiling, ceiling spotlights, bi-fold doors to rear garden;

Kitchen/Breakfast Room

16'9" x 12'9" - 14'7" x 8'9" (5.13 x 3.91 - 4.47 x 2.69)

A range of base and wall units in navy blue colour with chrome fittings, together with integrated sink and mixer tap, Island with drawers and breakfast bar, integrated appliances including dishwasher and fridge/freezer, ceiling spotlights, porcelain tile flooring, bi-fold and French doors to rear;

Landing

Staircase, cupboard, oak doors leading to:



Master Bedroom

17'10" x 10'6" (5.440 x 3.223)

Double glazed window overlooking front aspect, neutral carpeting, radiator, door to:-

En-Suite

Shower cubicle, low level WC, hand wash basin, tiled floor and part tiled walls.

Bedroom Two

13'6" x 12'5" (4.12 x 3.79)

Neutral carpeting, ceiling spotlights, velux windows to front and rear aspect, radiator;

Bedroom Three

15'6" x 8'8" (4.737 x 2.666)

Double glazed window to side aspect, neutral carpeting, ceiling spotlights, radiator;

Bedroom Four

15'6" x 8'8" (4.737 x 2.666)

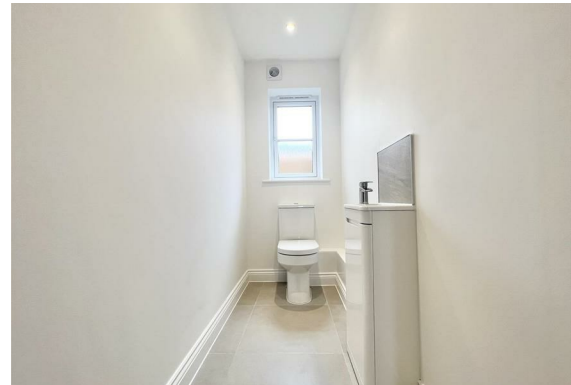
Double glazed window to rear aspect, neutral carpeting, radiator;

Family Bathroom

White suite comprising separate shower cubicle, panel bath, low level WC, hand basin, tiled floor and part tiled walls, ceiling spotlights;

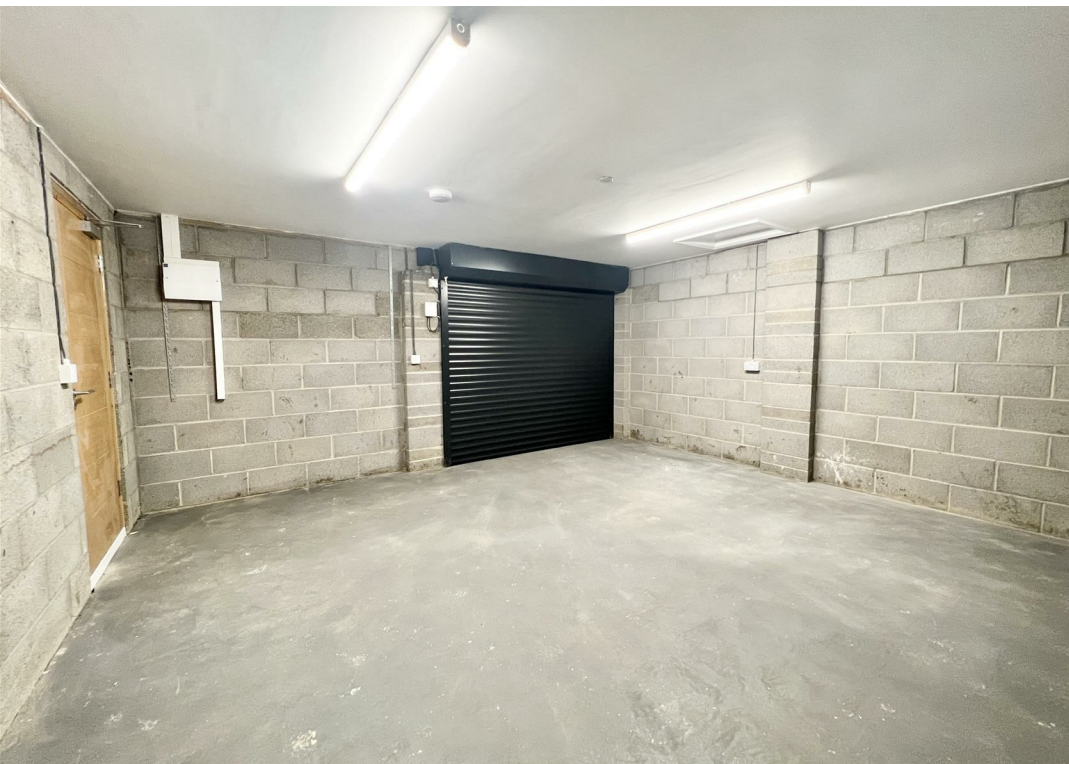
Rear Garden

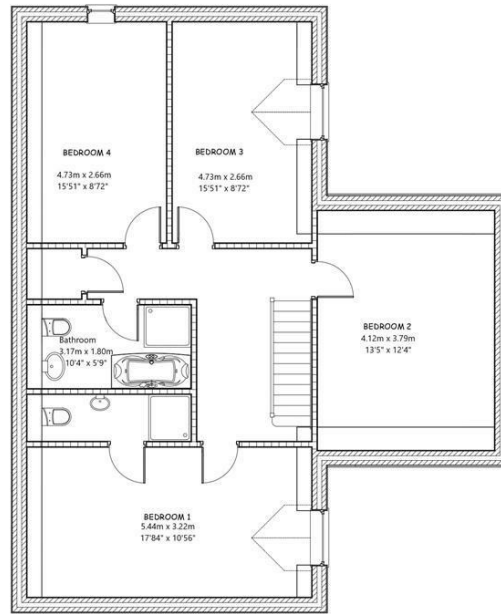
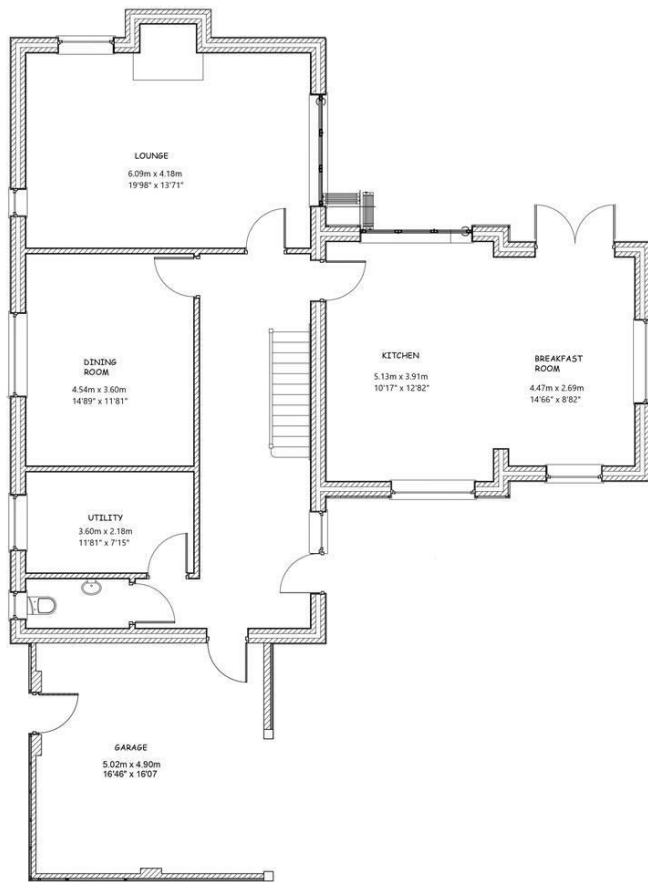
South facing and laid mainly to lawn with a patio area outside of bi-fold doors











Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	