



## The Old Forge

Ixworth Road | Norton | Bury St Edmunds | IP31 3LP

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# The Old Forge

A rare opportunity to acquire this charming converted Old Forge, located in the heart of the popular Suffolk village of Norton and within walking distance of local amenities. This unique property offers three bedrooms, three bathrooms, and open plan living.



\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



# Step Inside

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Upon entering, you are welcomed into a spacious hallway that provides access to all areas of the home. To the left, you'll find the open-plan kitchen and living room which is truly the heart of the home. This stunning space boasts high vaulted ceilings, French doors opening onto the garden, and an additional window above, flooding the room with natural light. The kitchen features a high-quality design, complete with integrated appliances, perfect for modern living.

At the end of the hallway, a utility room offers added convenience, while a stylish shower room is located nearby. Opposite, bedroom three is a versatile double room that could also be used as a snug or a home office. Next to it, bedroom two is another generously sized double, complete with its own ensuite shower room.

Heading upstairs, the master suite is accessed via a spacious landing illuminated by a large Velux window. The master bedroom itself is a bright and airy double room, offering eaves storage and a Velux window that brings in even more natural light. The ensuite is both well-proportioned and practical, featuring an airing cupboard and another Velux window to complete the space.





# Step Outside

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The garden is a charming, walled retreat, primarily laid to lawn and featuring a small patio area with a quarry tile effect. It offers a blank canvas, perfect for adding your own plants, shrubs, or personal touches.

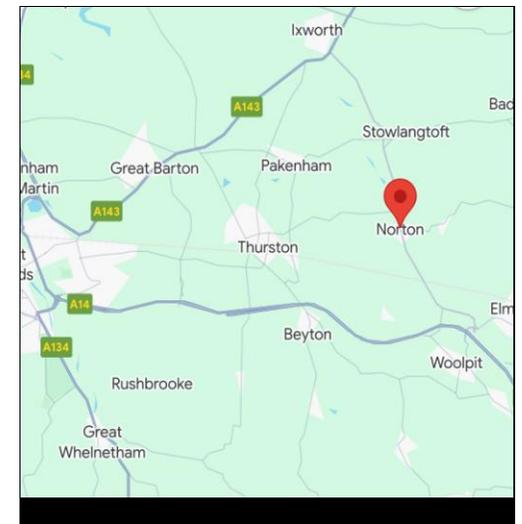
At the front of the property, a block-paved driveway provides ample parking, while patio tiles lead to the entrance, creating an inviting and attractive approach.



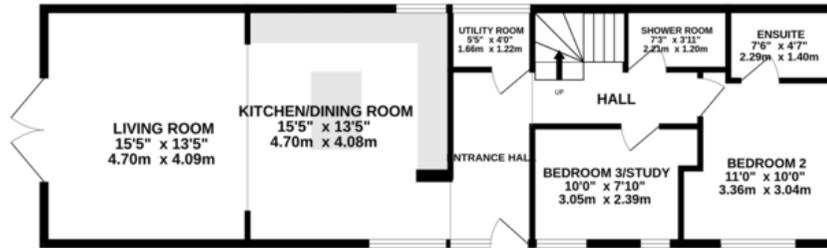
## Location

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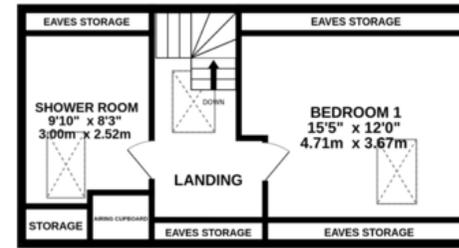
Bury St Edmunds has a richly fascinating heritage - the striking combination of medieval architecture, elegant Georgian squares and glorious Cathedral and Abbey Gardens provide a distinctive visual charm. With prestigious shopping, an award-winning market, plus a variety of cultural attractions and fine places to stay, Bury St Edmunds is under two hours from London and very convenient for Cambridge. Direct rail links into London Liverpool Street are available at nearby Stowmarket.



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



1ST FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 1266 sq.ft. (117.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Services

- Council Tax Band – Awaiting
- EPC – Awaiting
- Air Source Heat Pump
- Mains Water
- Mains Drainage
- Mains Electricity
- Underfloor Heating



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