



Peasecroft Road, Ixworth, Bury St. Edmunds, Suffolk, IP31 2EZ

MARK · EWIN
BURY ST EDMUNDS

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A spacious three-bedroom family home situated in the village of Ixworth offering well-proportioned accommodation across two floors.

The ground floor comprises an entrance hall, generous sitting room, fitted kitchen, conservatory with doors opening onto the garden, utility room, cloakroom and a separate dining room with doors leading outside, providing an ideal space for family dining and entertaining.

The first floor offers three bedrooms, including two doubles and a further single bedroom, together with a family bathroom accessed from the landing.

Outside, the property benefits from an enclosed rear garden, providing space for outdoor seating and entertaining and a driveway providing off road parking.

Additional Information:

Tenure: Freehold.

Council Tax: Band B.

Mobile Coverage: EE, O2, Three & Vodafone are available in this area. (Source Ofcom)

Broadband: Standard, Superfast & Ultrafast are available in this area. (Source Ofcom)

Services: Mains Gas, Electric, Water & Drainage. Heating via gas central heating. (Please note that none of these services have been tested by the selling agent.)

Agents Note: The property has a flying freehold over a shared passageway.



Directions

From Bury St. Edmunds continue out along the A143 passing through the village of Great Barton. On reaching the village of Ixworth take the first turning on the left which will take you into the centre of the village where you will join the High Street. Continue along the High Street and take a left turn onto Thetford Road. Continue and take the first right onto Peasecroft Road

Location

The village of Ixworth offers a good range of local amenities including village shop, library, chip shop, doctors, pubs, school, Theobalds restaurant and Café. With great access on the A143 towards Diss and Bury St Edmunds. The historic market town of Bury St Edmunds provides an excellent range of schooling, shopping, cultural and recreational facilities. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.

Accommodation:

Entrance 14' 4" x 6' 1" (4.37m x 1.85m)

Sitting Room 13' 1" x 16' 10" (3.98m x 5.13m)

Kitchen 14' 4" x 10' 5" (4.37m x 3.17m)

Hall 5' 3" x 4' 7" (1.60m x 1.40m)

Utility 7' 6" x 5' 9" (2.28m x 1.75m)

Cloakroom 4' 7" x 4' 10" (1.40m x 1.47m)

Dining Room 9' 6" x 16' 6" (2.89m x 5.03m)

Conservatory 8' 4" x 10' 2" (2.54m x 3.10m)

Landing 12' 10" x 6' 1" (3.91m x 1.85m)

Bathroom 7' 3" x 6' 1" (2.21m x 1.85m)

Bedroom 14' 7" x 10' 5" (4.44m x 3.17m)

Bedroom 11' 1" x 10' 5" (3.38m x 3.17m)

Bedroom 10' 7" x 6' 1" (3.22m x 1.85m)

Garden

Driveway

Additional Information:

Offers Over £270,000
Freehold





1ST FLOOR



2ND FLOOR

All Measurements are Approximate, This Floor Plan is a Guide Only. Produced By Drip.



MONEY LAUNDERING REGULATIONS 2003: Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PLEASE NOTE: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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