



The Paddock, Ixworth, Bury St Edmunds

Sheridans



# The Paddock, Ixworth, Bury St Edmunds IP31 2HG

Offers Over £750,000

Quite possibly one of the best locations in Ixworth!.....Substantial 3100 sqft home enjoying an incredible setting in the heart of the village, standing within stunning, private grounds of just under one acre (s.t.s).

Built approximately sixty years ago and extended in more recent years, this impressive individual family home provides a substantial level of particularly versatile accommodation complemented by large private grounds and an outstanding setting, enjoying stunning church views within this hidden location in the heart of Ixworth.

The accommodation currently in brief comprises an entrance porch and entrance hall with stairs off to first floor and door to the cloakroom. The kitchen/dining room is fitted with an extensive range of units providing plenty of drawer and cupboard space with built in range cooker, which is a combination electric and gas and with door to the separate utility room and French doors to the conservatory, enjoying views across the rear gardens. The sitting room is a comfortable reception with multifuel stove and French doors to the rear gardens. The study/snug, is a versatile reception with bay window to front. The ground floor accommodation is completed by a large principal bedroom suite comprising main bedroom area with French doors to gardens, dressing room and large en-suite.

On the first floor is a spacious landing with library area and leading to the four bedrooms enjoying terrific views of the grounds. The largest of the four bedrooms is complemented by an en-suite shower and the three remaining bedrooms are served by the family bathroom, completing the first floor accommodation.

#### Outside

The property is approached along a sweeping shingle driveway, bordered by extensive areas of lawn and well stocked flowerbeds. The driveway leads to the front and side of the property providing extensive vehicle parking, turning space and access to the adjoining garaging.

The grounds are an outstanding feature of the house and extend in all to approximately 0.9 of an acre, comprising large lawned gardens, bordered by and interspersed with a variety of mature shrubs and trees. The grounds extend into a small wooded area and are bordered by magnificent trees. The gardens provide an excellent degree of privacy and enjoy the backdrop of the village church.

To the front of the property there is an area of 14 heavily cropping small fruit trees laid out alongside the drive. To the front of the property the area has been seeded with wildflowers and allowed to grow wild until June each year. It is then mown.

#### Location

The property enjoys arguably one of the best settings in Ixworth, situated in a totally private yet central village setting, with the backdrop of the historic village church.

Ixworth is an attractive and thriving Suffolk village offering a range of local facilities rarely found in a village of today, including a doctors surgery, shop, two public houses, two Churches, primary school and a free-school. Within 7 miles is the picturesque, thriving market town of Bury St Edmunds which brings together the old and the new. The town boasts a great collection of venues for eating, drinking, shopping, and relaxing, making it a great place to live, work, visit and study.

Bury St Edmunds, with its impressive market every Wednesday and Saturday, is nestled in the heart of Suffolk and arguably the crown of East Anglia. It is known for the Abbey Gardens, a ruined abbey right in the town centre. Bury is a very popular destination for locals and tourists to the area. Visit the old side of the town to see the Cathedral in all its glory, the medieval quarter of the town and the Abbey Gardens itself, or browse the newer side of the town to discover its large assortment of shops, restaurants and entertainment centres.

#### Directions

Upon entering Ixworth from the direction of Bury St Edmunds, proceed along

- Substantial family home in one of the best hidden locations in Ixworth
- Incredible private grounds with church views
- Extensive vehicle parking, garage
- Stones throw from village amenities
- Sitting room, study/snug
- Kitchen/dining room, utility, cloakroom
- Huge ground floor principal suite with dressing room and en-suite
- Four further bedrooms
- En-suite shower, family bathroom
- All in just under one acre (s.t.s)

the High Street and turn left onto Thetford Road and then left onto Comminster Lane. Follow the road to the end and proceed straight over onto The Paddock.

What three words: //truly.remember.showrooms

#### Services

Mains electricity, water and drainage. Gas fired radiator central heating.

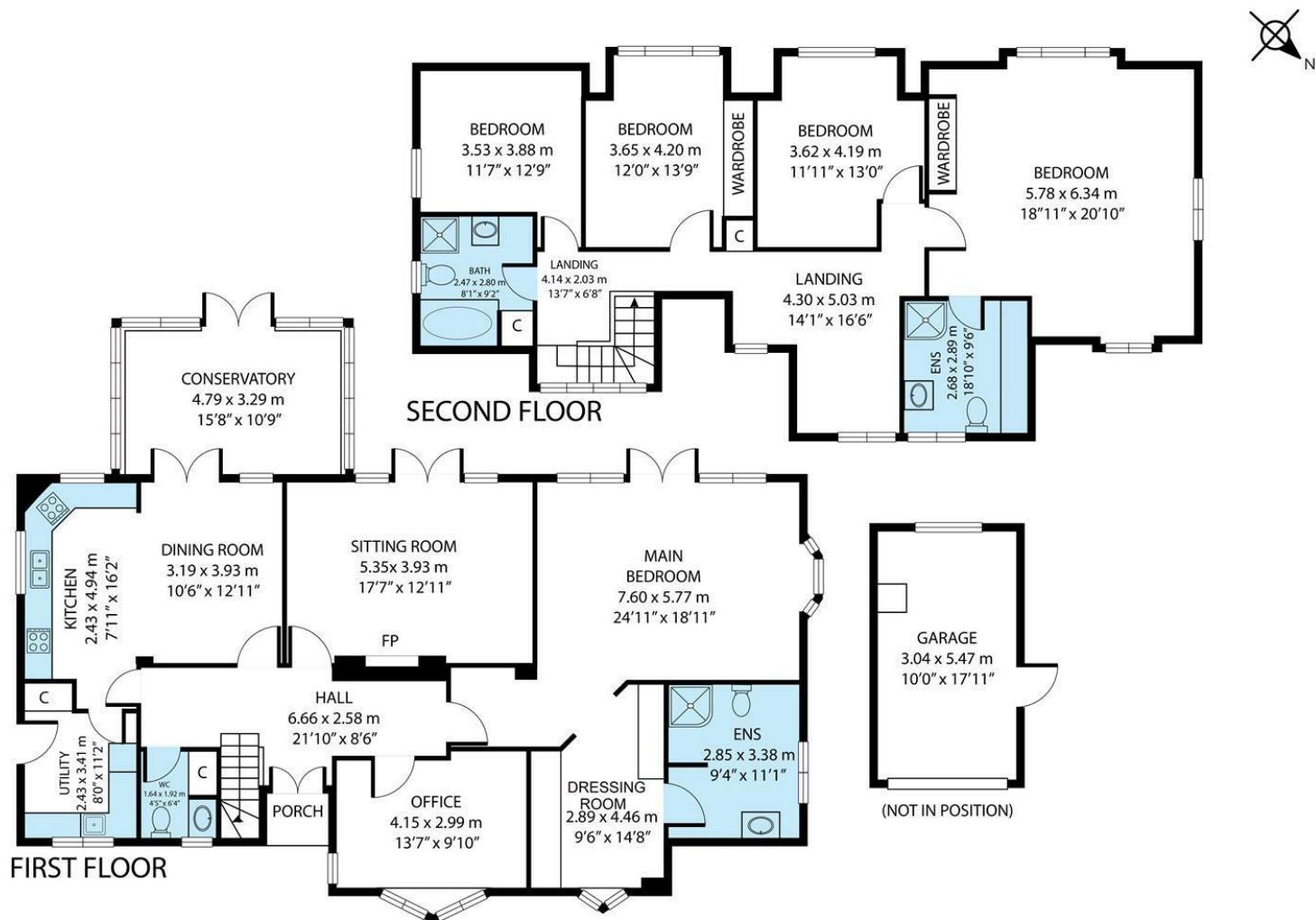
Council Tax: West Suffolk Band: F

Broadband speed: Up to 49 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three and O2 (Source Ofcom)

Flood Risk: Very Low Risk





These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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