



**Stow Road, Ixworth, Bury St. Edmunds**

**Sheridans**







## Stow Road, Ixworth, Bury St. Edmunds IP31 2JB

**Offers Over £425,000**

Detached 4 bedroom bungalow with potential to improve/remodel with large south facing gardens in thriving Suffolk village. All in about 1/3rd of an acre.

Understood to have been built approximately 50 years ago of traditional brick construction beneath a tiled roof, this individual detached bungalow provides further potential to be improved and currently offers accommodation in brief comprising an entrance hall with stairs off to the first floor and door to a shower room. The kitchen has window to front and a door to the carport and garaging and the sitting room is a spacious reception with windows and door to the rear gardens. The four bedrooms are served by a bathroom, completing the ground floor accommodation. On the first floor are two loft rooms providing potential for bedrooms (subject to any necessary planning permissions and building regulations being approved).

### Outside

The property is approached along a "carriage" style driveway providing off road parking for several cars and access to the garaging. The south facing gardens are mostly laid to lawn whilst offering a good degree of privacy and extend in all to about 1/3rd of an acre (s.t.s).

### Location

Ixworth offers an excellent range of local facilities which include a doctor's surgery, schools, village shop, cafe and post office. Ixworth is located approximately 7 miles from Bury St Edmunds and 15 miles from Stowmarket with its main line rail link to London.

### Directions

When entering the village along the High Street, turn right into Stow Road, where the property will be found further on the right.

### Services

All mains services are connected to the

- Detached bungalow providing great potential to improve
- "carriage style" driveway providing parking for several vehicles
- Carport and garaging
- Large south facing gardens extending to about 1/3rd of an acre
- Particularly well served and thriving village
- Kitchen
- Sitting room
- Four bedrooms, shower room, bathroom
- Staircase to two large loft rooms creating potential for bedrooms
- No onward chain

property.

Council Tax: West Suffolk Band: F

Broadband speed: Up to 1000 mbps available (Source Ofcom)

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

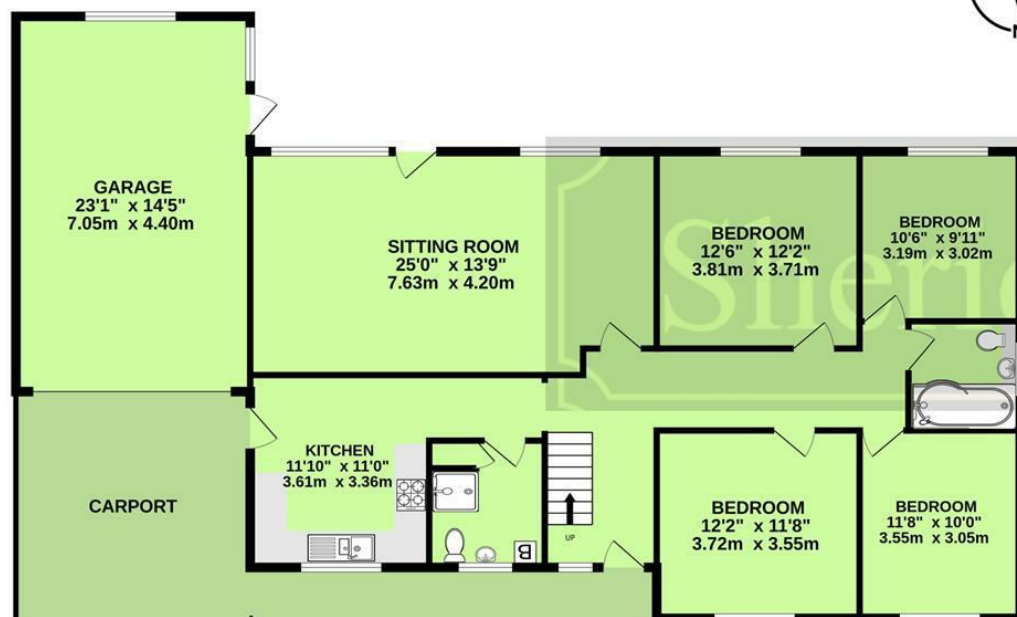
Flood Risk: No Risk



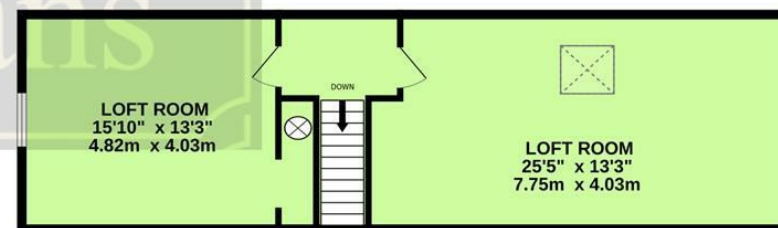
GROUND FLOOR  
1618 sq.ft. (150.4 sq.m.) approx.



TOTAL FLOOR AREA : 2246 sq.ft. (208.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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1ST FLOOR  
627 sq.ft. (58.3 sq.m.) approx.



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.

**Sheridans Estate Agents**

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