



Chalk Lane, Ixworth, Bury St. Edmunds, Suffolk, IP31 2JQ

MARK · EWIN
BURY ST EDMUNDS

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A well-proportioned three-bedroom detached family home in the highly regarded village of Ixworth.

Offered chain-free, the property benefits from off-road parking, a garage and private rear garden, with excellent scope to personalise and add value. Ixworth is a well-served West Suffolk village offering a range of everyday amenities including shops, public houses and schooling, with convenient access to Bury St Edmunds (6 miles) and Thetford (9 miles) via the A143.

The accommodation comprises an entrance hall, cloakroom, spacious dual-aspect sitting room, separate dining room and kitchen. Upstairs are three bedrooms, all with built-in storage, and a shower room.

Outside, the property benefits from off-road parking leading to a single garage. The generous frontage also offers potential to create additional parking. To the rear is a low-maintenance garden with patio, planted borders and raised beds. Further benefits include freehold tenure, gas central heating served by a boiler installed in 2023, and superfast broadband availability.

Additional Information

Tenure: Freehold

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.)



Directions

Leaving Bury St Edmunds along the A143 heading north towards Diss. Continue through the village of Great Barton and then into the village of Ixworth. At the first roundabout turn left onto Bury Road, continue onto the High Street. Turn left onto Street Farm Lane and right onto Chalk Lane. Turn left into a cul de sac where the property can be found at the end.

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 Hall 9' 10" x 3' 1" (3.00m x 0.93m)

Cloakroom 2' 7" x 5' 11" (0.79m x 1.81m)

Sitting Room 18' 1" x 11' 3" (5.51m x 3.43m)

Dining Room 10' 0" x 9' 3" (3.06m x 2.82m)

Kitchen 13' 5" x 8' 5" (4.09m reducing to 3.05m x 2.56m)

Landing

Bedroom 11' 10" x 9' 10" (3.60m x 3.00m reducing to 2.61m)

Bedroom 11' 11" x 11' 3" (3.63m reducing to 2.77m x 3.44m reducing to 3.32m)

Bedroom 8' 7" x 8' 9" (2.61m x 2.67m)

Shower Room 7' 3" x 5' 11" (2.20m reducing to 1.64m x 1.80m)

Front & Rear Gardens

Garage

Additional Information:

Council Tax Band: C

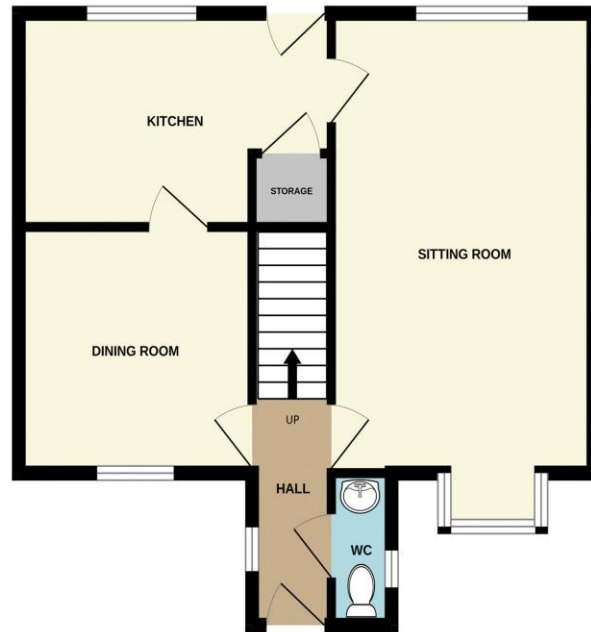
EPC Rating: D

Tenure: Freehold

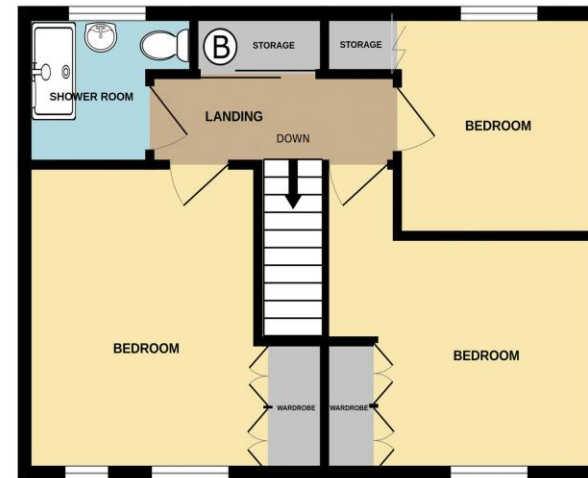
**Offers Over £280,000
Freehold**



GROUND FLOOR
490 sq.ft. (45.6 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 936 sq.ft. (87.0 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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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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