



8 Saddlers Yard,
Ixworth, Suffolk

DAVID
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8 Saddlers Yard, High Street, Ixworth, IP31 2HY.

Ixworth is a popular and well served village with an excellent range of local amenities including shops, schools, doctor's surgery, village hall, church, café and two village pubs. The Cathedral town of Bury St Edmunds is approximately 7 miles with its extensive range of schooling, shopping, recreational and cultural facilities and 15 miles from the market town of Stowmarket with a mainline rail link to London Liverpool Street.

8 Saddlers Yard is a well-proportioned village house, arranged over two floors and forming part of a small, tucked-away development close to the centre of Ixworth. The accommodation is practical and well laid out, with the benefit of a conservatory opening onto the rear garden. The property could now benefit from a degree of updating, offering an incoming purchaser the opportunity to modernise and personalise to their own taste. Additional features include off-road parking and an integral garage.

A well-positioned village house offering well-proportioned accommodation, off-road parking and an integral garage, available with no onward chain

A panelled front entrance door opens into:

ENTRANCE HALL: 13'6" x 6'5" (4.12m x 1.95m). With window to the front aspect, staircase rising to the first floor and built-in storage cupboard.

CLOAKROOM: 5'2" x 3'3" (1.58m x 1.00m). Fitted with a low-level WC and wash hand basin. Window to the front.

SITTING ROOM: 9'3" x 9'6" (2.83m x 2.91m). A comfortable reception room opening through to the dining area.

DINING AREA: 10'5" x 10'2" (3.19m x 3.09m). Centrally positioned and linking the sitting room with the conservatory.

CONSERVATORY: 10'2" x 10'2" (3.09m x 3.09m). Overlooking the rear garden with glazed door opening onto the terrace.

KITCHEN: 10'5" x 8'4" (3.19m x 2.54m). Fitted with a range of base and wall units providing cupboard and drawer storage, work surfaces, inset sink unit with mixer tap and a single drainer. Electric hob under extractor hood and

spaces for further appliances. Window to the rear and door opening to the garden.

First Floor

LANDING: 6'0" x 10'6" (1.82m x 3.19m). With access to loft space and built-in airing cupboard.

BEDROOM ONE: 16'5" x 9'7" (5.00m x 2.93m). A good-sized double bedroom with rear aspect.

BEDROOM TWO: 13'5" x 8'10" (4.09m x 2.69m). Double bedroom overlooking the rear garden.

BEDROOM THREE: 10'9" x 8'0" (3.29m x 2.44m). A further bedroom with window to the front.

BATHROOM: 7'6" x 7'4" (2.27m x 2.24m). Fitted with a bath, wash hand basin and WC. Window to the front.

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Outside

To the front of the property is a small area of garden together with a driveway providing off-road parking and access to the integral garage, measuring 16'7" x 8'9" (5.06m x 2.67m).

The rear garden is laid mainly to lawn with established shrub and flower borders, along with a paved terrace adjoining the rear of the house. Rear pedestrian access is provided.

SERVICES: Mains water, electricity and air source heat pump.

NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council

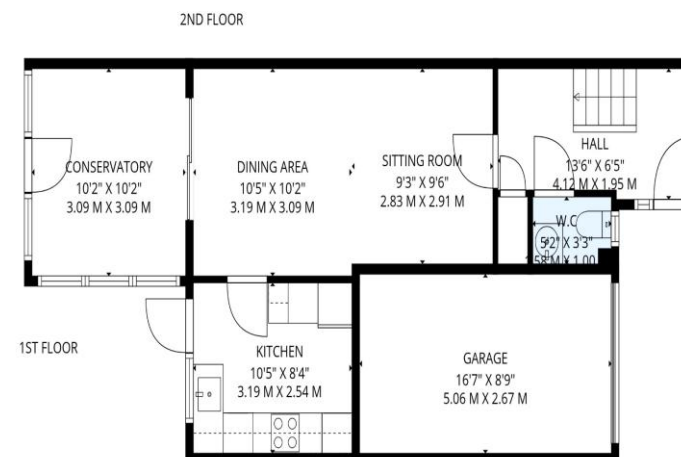
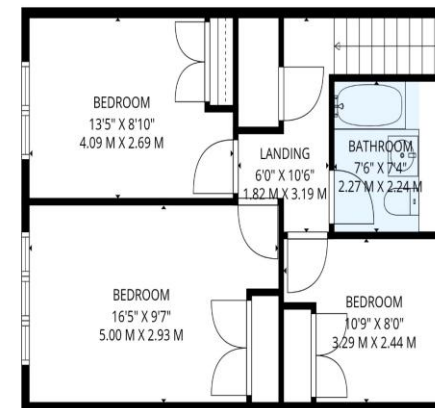
COUNCIL TAX BANDING: C

EPC RATING: D

BROADBAND AND MOBILE: Please see our website and Ofcom.org.uk for further details

VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

NOTICE Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



TOTAL: 1009 sq. ft, 93 m2
1st floor: 520 sq. ft, 48 m2, 2nd floor: 489 sq. ft, 45 m2
EXCLUDED AREAS: GARAGE: 145 sq. ft, 13 m2, LOW CEILING: 30 sq. ft, 2 m2, WALLS: 96 sq. ft, 11 m2

All Measurements Are Approximate, This Floor Plan is a Guide Only, Produced by Dcnp.

