



Thistledown Drive, Ixworth, Bury St. Edmunds

Sheridans



Thistledown Drive, Ixworth, Bury St. Edmunds IP31 2NH

Guide Price £425,000

An attractive and well-presented four/five-bedroom detached family home, occupying a pleasant position within a popular residential area of Ixworth. The property offers bright and airy, well-proportioned and versatile family space, complemented by a generous rear garden, driveway parking and a delightful conservatory overlooking the garden. In addition, the property benefits from new windows throughout.

Traditional brick construction under tiled roof the accommodation in brief comprises; front door opens into a welcoming entrance hall with stairs rising to the first floor and access to the principal ground floor rooms. The sitting room is a particularly spacious and inviting area, enjoying plenty of natural light and featuring a focal point electric wood-burning fire, creating a warm and comfortable space for family living.

To the rear of the property lies the open-plan kitchen/dining room, fitted with a modern range of wall and base units, ample granite work surfaces and integrated appliances. This excellent entertaining space comfortably accommodates a dining table and benefits from direct access into the conservatory, which provides an additional reception area with French doors opening onto the rear terrace and garden. A useful utility room and ground floor cloakroom complete the downstairs accommodation. There is also a versatile bedroom/study on the ground floor, ideal for home working, guests or multi-generational living.

On the first floor, the landing leads to four well-proportioned double bedrooms, all enjoying a pleasant outlook and served by a contemporary family bathroom fitted with a modern white suite. The principal bedroom benefits from an en suite. The bedrooms offer excellent flexibility for families, guests, or additional home office space, continuing the home's bright and adaptable feel throughout.

Outside

Outside, the property is approached via a driveway providing off-road parking for up to five cars. The rear garden is a particular feature, being mainly laid to lawn with a paved patio seating area, enclosed by fencing and mature planting, making it ideal for outdoor dining and family enjoyment.

In addition, as the garage has been converted into highly useful living space, the current vendor has thoughtfully installed a bespoke lean-to store. This custom-built structure, with doors to both the front and rear, provides storage capacity comparable to that of a garage.

Location

The house enjoys a desirable position within walking distance of the excellent range of amenities Ixworth has to offer, including two popular pubs, St Mary's Church, a Methodist church, doctor's surgery, village store, Chinese takeaway, fish and chip shop, and a weekly mobile post office. Notably, the property is within walking distance of two highly rated Ofsted schools (primary and secondary). Ixworth also benefits from the award-winning children's creative play space, World of Play, adding to its strong appeal for families.

Ixworth also benefits from a village hall with a library and community activities such as yoga, badminton, cinema events, and various clubs. The village offers additional recreational facilities including a playing field with children's play area, an excellent Bowls Club, Brownies and Army Cadets, an Angling Club, and picturesque countryside walks along the River Blackbourn. This well-served village lies approximately 7 miles from Bury St Edmunds and 15 miles from Stowmarket, which provides a mainline rail link to London.

Directions

Proceed up the village High Street and turn right into Walsham Road

- Well-presented four/five-bedroom detached family home
- Spacious sitting room with feature wood-burning fire
- Modern open-plan kitchen/dining room ideal for family living
- Conservatory providing additional reception space with garden views
- Ground floor bedroom/study offering flexible accommodation
- Useful utility room and cloakroom
- Four further bedrooms to the first floor with family bathroom
- The principal bedroom benefits from an en suite
- Attractive rear garden with patio seating area and lawn
- Driveway parking for up to five cars and popular village location

and then the first left into Thistledown Drive, where the property is the second on the right.

3 What Words ///cabbies.bonkers.removing

Services

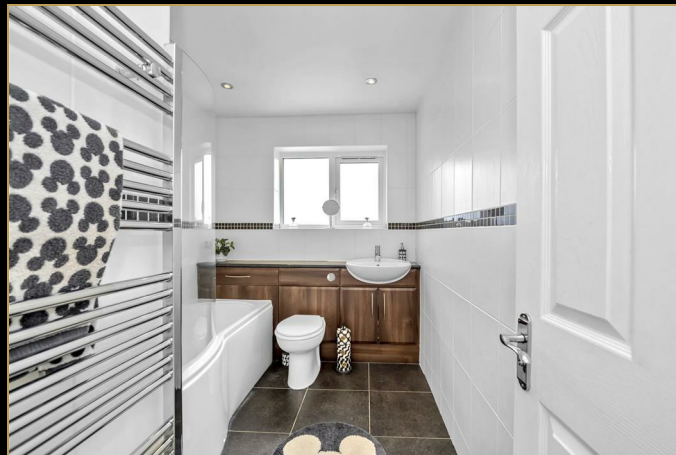
Mains electricity, gas, drainage and water. Gas fired central heating.

Council Tax: West Suffolk. Band: D

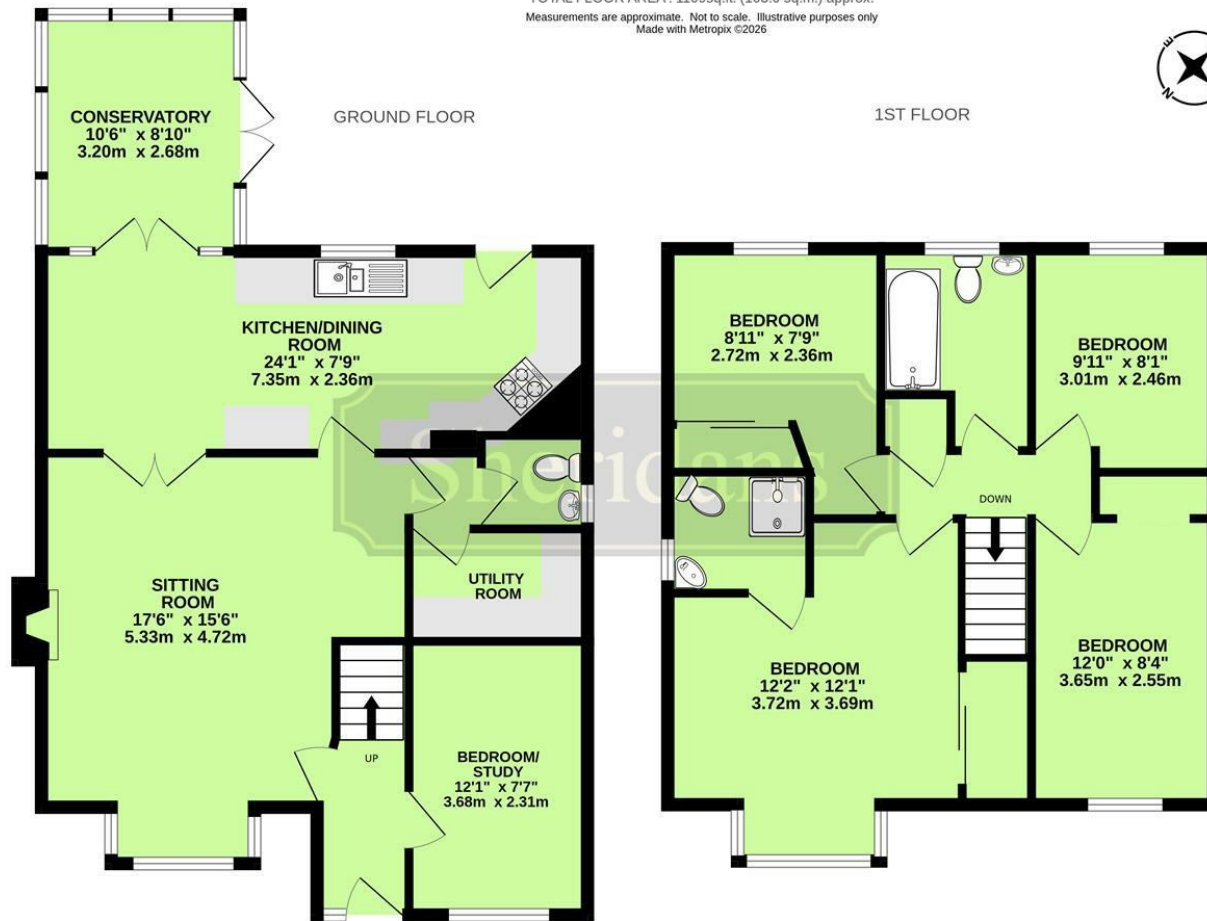
Broadband speed: Up to 1800 mbps available (Source Ofcom)

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

Flood Risk: Low Risk (Source Gov.uk)



TOTAL FLOOR AREA : 1109sq.ft. (103.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2026



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

Web: www.sheridans.ltd.uk **Email:** info@sheridans.ltd.uk

Bury St. Edmunds Office
19 Langton Place,
Bury St Edmunds, IP33 1NE
Tel: 01284 700 018

Knightsbridge London Office
45 Pont Street,
London, SW1X 0BD
Tel: 020 7629 9966

Registered in England No. 04461290
VAT Number: 794 915 378

Registered office: Sheridans Limited, 19 Langton Place, Bury St Edmunds, IP33 1NE



Sheridans