High Street, Ixworth, Bury St Edmunds

Sheridans

High Street, Ixworth, Bury St Edmunds IP31 2HH

Guide Price £375,000

A delightful grade II listed house providing a deceptive level of accommodation, with a charming garden and church views.

Situated in the heart of Ixworth and listed Grade II as being of particular historical and architectural interest, 19 High Street is a delightful double fronted period house of considerable character, retaining a wealth of original features including many exposed timbers, brick flooring and period fireplaces.

In more recent years this charming home has been considerably improved and now offers well-presented accommodation currently in brief comprising of a spacious reception hall with access to the cellar and to the dining room which is an ideal reception for entertaining. The sitting room is a spacious more recent addition to the original house and now enjoys splendid views to the rear gardens whilst currently being used as a large principal bedroom and the kitchen breakfast room is fitted with an extensive range of units providing plenty of drawer and cupboard space beneath oak block preparation surfaces, and includes an electric range oven and American style fridge/freezer.

On the first floor is a landing leading through to three comfortable bedrooms, a useful store room/nursery/dressing room and a spacious upgraded bathroom with bath and separate shower completes the accommodation.

Outside
To the rear is a delightful garden, stocked with an abundance of flowering plants, shrubs and maturing trees, whilst providing the occupants with a good degree of privacy. There is a charming home office/studio creating a superb place to work and of particular note is the back drop and gate leading to the magnificent village church. There is also a Greenhouse and shed included.

Location
19 High Street is situated in the heart of the village and within a stones throw of the excellent range of local facilities Ixworth provides 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 High Street from the direction of Bury St Edmunds and the A143, the house will be found on the left-hand side.

- Large reception hall
- Sitting room overlooking rear gardens
- Dining room
- Kitchen
- Cellar
- Three bedrooms, store room/dressing room/nursery
- Upgraded bathroom
- Pretty gardens with church views
- Home office
- Village centre setting

Services
All mains services are connected.
Grade II Listed
Council Tax: Mid Suffolk Council. Tax Band C
Broadband speed: Up to 80 mbps available (Source Ofcom)
Mobile phone signal for: Three and O2 (Source Ofcom)
Flood Risk: Very low

FLOOR AREA EXCLUDES HOME OFFICE

Measurements are approximate. Not to scale. Illustrative purposes only
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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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