



4 Ivy Dene, Thetford Road, Ixworth

A beautifully presented three-bedroom home with stylish interiors, off-road parking, garage and carport, situated within the popular village of Ixworth.



Introduction

This beautifully presented three-bedroom house has been thoughtfully and extensively renovated by the current vendors, creating a stylish and welcoming property with an impressive attention to detail throughout.

The improvements have been meticulously considered, with a smart contemporary kitchen, modern family bathroom, attractive wall panelling, and a soft, neutral decorative scheme combining to give the house a particularly cohesive feel. The accommodation is equally practical, with a generous sitting room, kitchen/breakfast room and three first-floor bedrooms, complemented by a garage, carport and off-road parking.

The property is situated in Ixworth, a popular and well-served Suffolk village offering a good range of everyday amenities and an attractive balance between village life and accessibility. The historic market town of Bury St Edmunds is within convenient reach, providing a comprehensive range of shopping, leisure and cultural facilities.

Surrounded by attractive Suffolk countryside and well positioned for access to the wider road network, Ixworth remains a popular choice for those seeking a village setting with the convenience of Bury St Edmunds close at hand.

Key Features

- Three-bedroom house
- Beautifully presented throughout
- Generous 17'0" sitting room
- Stylish kitchen/breakfast room
- Three first-floor bedrooms
- Contemporary family bathroom
- Off-road parking
- Separate garage and adjoining carport
- Popular and well-served village location
- Convenient for Bury St Edmunds
- Excellent first-time purchase, family home or downsize



Living & Daily Life

The ground-floor accommodation has been thoughtfully improved by the current vendors, creating a comfortable and cohesive setting for both everyday life and entertaining.

The generous sitting room provides the principal reception space, with attractive wall panelling, and a soft, neutral finish reflecting the attention to detail found throughout the home.

The adjoining kitchen/breakfast room continues this contemporary feel, fitted with an extensive range of wall and base units complemented by light work surfaces and integrated cooking appliances. A broad window brings plenty of natural light into the room, while space for a table and chairs makes this a practical and sociable area for everyday dining.

Together, the two rooms provide an easy balance between relaxed living and day-to-day practicality, with a consistent quality of finish that is a particular feature of the property.



Bedrooms & Bathroom

The first floor provides three bedrooms arranged around a central landing, offering flexible accommodation for family life, guests or home working.

The principal bedroom is a comfortable double room, while the second bedroom also provides good proportions. The third bedroom is well suited to use as a child's room, nursery or study if required.

Completing the accommodation is a splendid family bathroom, fitted with a contemporary white suite including a panelled bath with shower over, wash basin with vanity storage and WC.



Parking & Outside Space

Outside, the property benefits from useful off-road parking, with a driveway running alongside the house.

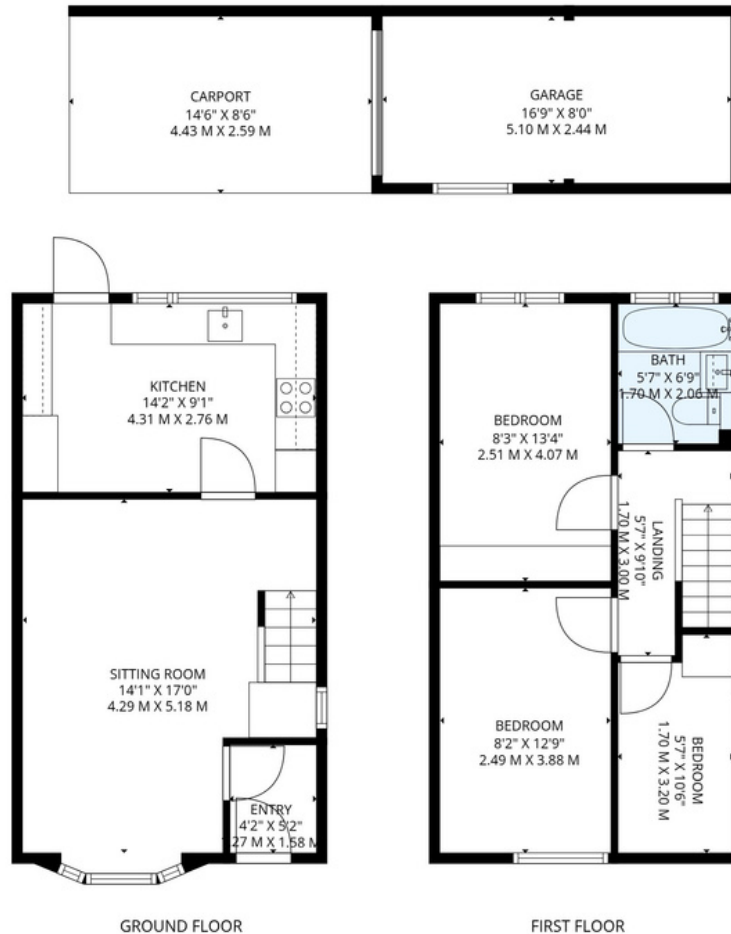
A particular advantage is the separate garage, measuring approximately 16'9" x 8'0", together with an adjoining carport of approximately 14'6" x 8'6".

Together these provide excellent parking, storage and practical ancillary space rarely found with a property of this size.

AGENT'S NOTE: It is understood that the driveway is owned by 4 Ivy Dene, with the neighbouring properties benefiting from a right of vehicular access at all times.



Floorplan



TOTAL: 877 sq. ft, 82 m2

GARAGE: 0 sq. ft, 0 m2, GROUND FLOOR: 516 sq. ft, 48 m2, FIRST FLOOR: 361 sq. ft, 34 m2
EXCLUDED AREAS: GARAGE: 135 sq. ft, 13 m2, CARPORT: 124 sq. ft, 11 m2, BAY WINDOW: 6 sq. ft, 1 m2,
LOW CEILING: 12 sq. ft, 1 m2, WALLS: 107 sq. ft, 10 m2

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcpp.

Property information

Mid Suffolk District Council - B

EPC Rating: C

Tenure: Freehold

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