



**Lime Tree Cottage**  
**Norton, Suffolk**

**DAVID  
BURR**

# Lime Tree Cottage, Ixworth Road, Norton, Suffolk, IP31 3LJ

Norton is a well-served village with a range of amenities including a popular public house, garage/shop, village hall with sports facilities and play group. There is also a primary school and a fine parish Church. The A14 provides access to the Cathedral town of Bury St Edmunds 11 miles and Stowmarket 9 miles with a comprehensive range of schooling, shopping, recreational and cultural facilities. A commuter rail link is available at Stowmarket with main line service to London's Liverpool Street Station 90 minutes.

A delightful detached period cottage located on the periphery of this highly sought-after Suffolk village. Lime Tree Cottage has retained a wealth of characterful features; of particular note is the wonderful dining room with exposed brick flooring, fireplace, exposed timbers and studwork.

## A splendid detached character cottage offering spacious and versatile accommodation in a popular village.

Door to:

**ENTRANCE HALL:** An inviting area with doors to:

**DRAWING ROOM:** 4.98m x 3.40m (16'4" x 11'2") A pleasant room offering double aspect, fire place with exposed red brick with inset wood burning stove, set upon a brick hearth and bressumer over. Staircase rising to the first floor.

**DINING ROOM:** 4.73m x 3.23m (15'6" x 10'7") An impressive room with an abundance of timbers, studwork coupled with red brick flooring and a feature fireplace with bressumer beam over.

**KITCHEN/BREAKFAST ROOM:** 5.52m x 3.43m (18'1" x 11'3") Door out to rear terrace. This room is separated into two distinct areas, the kitchen incorporates matching wall and base units, sink with single drainer and mixer tap over. Tiled flooring runs throughout.

**CLOAKROOM/UTILITY AREA:** A useful room fitted with low level W.C.

### First floor

A light area with access to ample storage space, doors to:

**BEDROOM 1:** 4.18m x 2.43m (13'9" x 8'0") Retaining a degree of character and enjoying wonderful views over the garden. This room has been improved to create a ***SUBSTANTIAL DRESSING AREA*** 4.37m x 3.0m (14'4" x 9'10") with an extensive range of fitted wardrobes.

**BEDROOM 2:** 3.05m x 3.0m (10'0" x 9'10") Offering several built-in wardrobes. Exposed studwork.

**BATHROOM:** Suite with enclosed tiled shower cubicle, panelled bath with mixer tap and shower attachment over, low level W.C. and wash hand basin with vanity cupboard surround.

### Outside

The property is approached via a drive providing parking for two vehicles which in turn leads to the attached **GARAGE** with electric roll door and personal rear door opening to a further storage area which in turn provides to an external door to the terrace.

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The remainder of the front garden is paved with interspersed flower bed and shrubs with steps rising to the front door. The rear garden is set over two levels with a terrace area immediately abutting the rear of the property offering one the potential for alfresco dining with steps then rising to a further lawned area which is bordered by flowering beds and a paved path leading to a further terrace area allowing one to enjoy the warm summer afternoons.

**AGENTS NOTE:** *Lime Tree Cottage will be part furnished.*

**SERVICES:** Mains water, drainage and electricity are connected. Oil fired radiator heating. **NOTE:** None of these services have been tested by the agent.

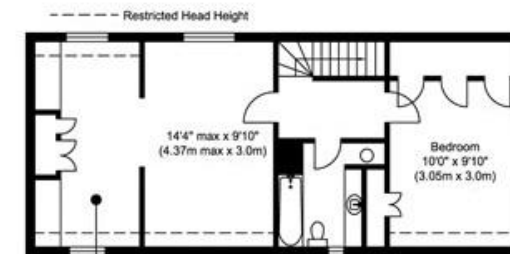
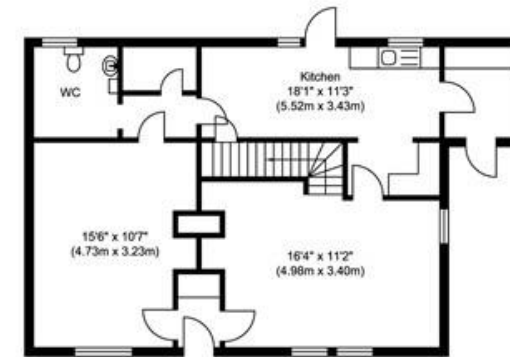
**LOCAL AUTHORITY:** Mid Suffolk District Council. EPC: TBC

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

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**TENURE:** A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover. Fees may be charged for late payment of rent and mislaid keys.

**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 whatever 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.



Bedroom  
13'9\" x 8'0\"  
(4.18m x 2.43m)

Total Gross Internal Area  
Approximate Floor Area  
1311.69 sq. ft.  
(121.86 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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