Stow Road, Ixworth

Sheridans

Stow Road, Ixworth IP31 2JB

Guide Price £639,000

This substantial detached family home provides a surprising level of particularly versatile and much improved accommodation, complemented by large gardens with river frontage, whilst situated within the popular and well served village of Ixworth.

Understood to have been built in 1987 and enhanced in more recent years, the accommodation currently in brief comprises; entrance door opening to Entrance Hall: with stairs off to first floor with under stairs cupboard and door to Sitting Room: a spacious reception with solid oak flooring, feature fireplace, window to front, sliding glass doors opening to recently improved garden room/conservatory with two sets of French doors to gardens. The kitchen dining room has been re-fitted with an extensive range of units beneath wooden worksurfaces with space for range oven and other appliances. Window to side and French doors to gardens. Door to Utility Room fitted with industrial size stainless steel double drainer sink with overhead sprayer, and double calor gas hob, and Cloakroom. The study has a window to side, gas fired boiler and airing cupboard.

The versatile principal bedroom is situated on the ground floor and has a range of Hammonds fitted wardrobes and is also complemented by a stylish en-suite shower room. A further guest bedroom and family bathroom completes the ground floor accommodation.

Stairs from entrance hall lead to the first floor landing with door to Cloakroom: with WC and wash basin. The Largest of the two first floor bedrooms is a very good size with three roof lights and extensive eave storage cupboards. The fourth bedroom again is a good size with roof light window, plenty of eaves cupboards and walk in wardrobe. There is potential to create a bathroom upstairs, enlarging the current cloakroom.

Outside
The rear gardens are a superb feature of the property, creating a wonderful area for children to play and for outdoor entertaining whilst boasting frontage to the River Blackbourne which runs through the village.

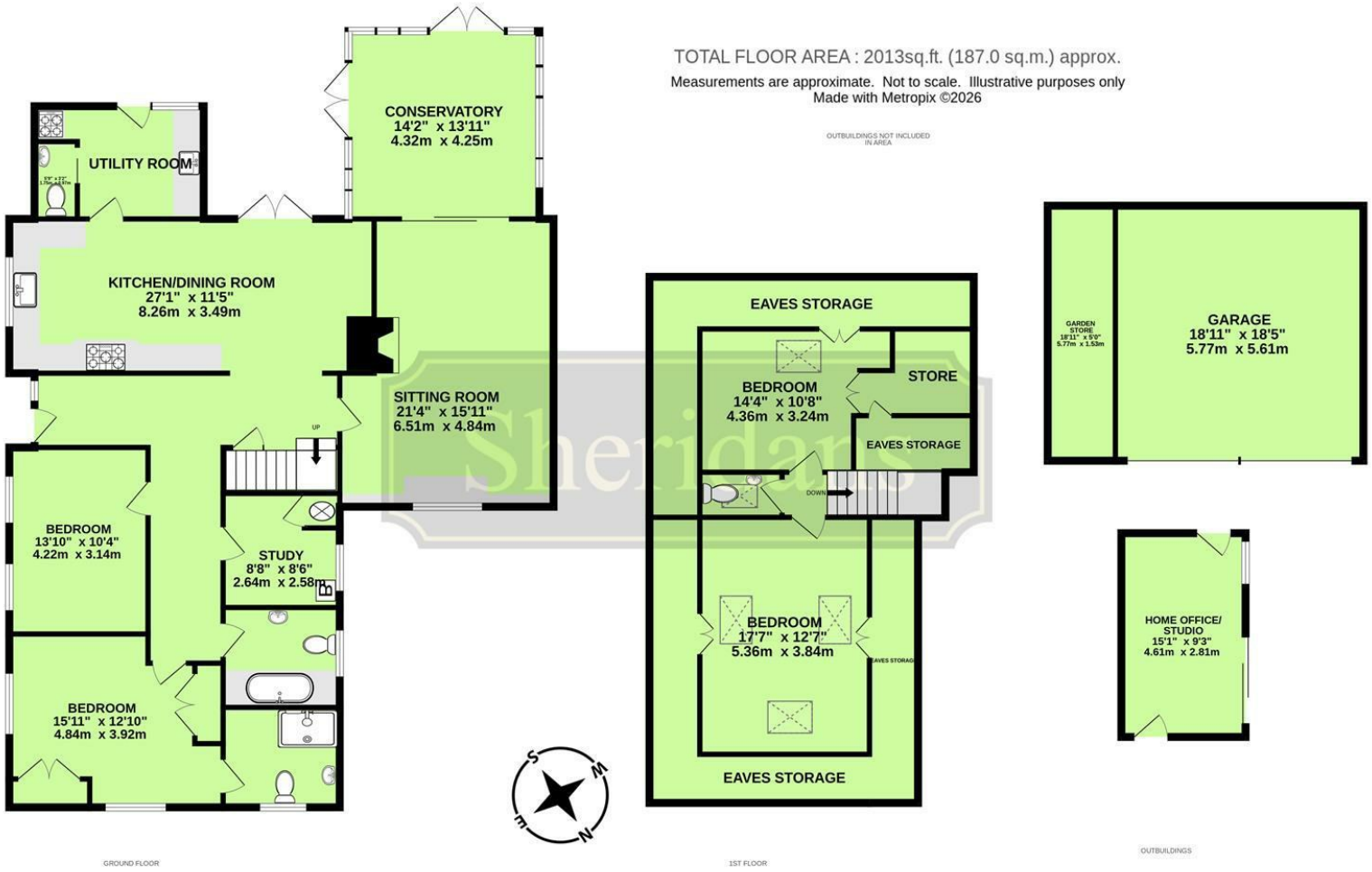
The gardens comprise of extensive lawns bordered and interspersed by numerous mature and fruit trees, well stocked flower beds and many mature shrubs creating a high degree of privacy. A garden home office/studio provides an excellent place to work where a connection to the main house router is provided, woodstove, and air con unit. Adjoining the rear of the property is a large timber terrace, creating an ideal area for outdoor entertaining and al-fresco dining. New large lean-to store for lawn tractor and equipment & 2 timber garden sheds. There is hard standing for trailer/caravan at front as well as parking for four cars. All in about half an acre.

Location
The property enjoys a delightful setting set back from the road with gardens backing onto the River Blackbourne. The thriving village of Ixworth offers an excellent range of local facilities 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 village from the direction of Bury St Edmunds on the A143, proceed into the village High Street, turning right into Stow Road, where the shared driveway leading to the property will be found further on the right before reaching the roundabout.

- Individual family home providing versatile living space with large gardens and river frontage
- Sitting room with fireplace and stove
- Conservatory/garden room
- Kitchen/dining room, study
- Utility,two cloakrooms
- Particularly well served village location
- Four bedrooms (two on ground floor)
- En-suite shower, family bathroom
- Double garaging, excellent garden office/studio
- Generous south facing grounds extending to the River Blackbourne. All in about half an acre.

Services
All mains services are connected. Solar Panels on the roof.
Council Tax: West Suffolk Band: F
Broadband speed: Up to 2000 mps, (fibre optic cable supplied by Trooli)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: Very Low Risk for rivers and seas.



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.

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The Property Ombudsman

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