



**Kettleborrow Close  
Ixworth, Suffolk.**

**DAVID  
BURR**



# 14 Kettleborrow Close, Ixworth, IP31 2UN

Ixworth offers an ideal balance of rural charm and accessibility. The nearby A143 and A14 provide excellent road links to Bury St Edmunds, Cambridge and Ipswich, while mainline rail services to London are available from Stowmarket and Thurston stations – both within easy reach.

Perfectly positioned within a quiet residential close, this extended four-bedroom detached home combines generous living space with the convenience of village life. Just a few minutes' walk from the centre of Ixworth, residents can enjoy a welcoming community atmosphere, local shops, cafés and pubs, as well as excellent schools and everyday amenities

## A home for family life in the heart of a thriving Suffolk village

### Key Features:

- Extended four-bedroom detached family home.
- Peaceful cul-de-sac location just a short walk from the village centre.
- Spacious sitting room and separate dining room.
- Large kitchen/breakfast room with integrated appliances.
- Principal bedroom with en suite shower room.
- Family bathroom and ground-floor cloakroom.
- Driveway parking and integral garage.
- Enclosed rear garden with patio and lawn.
- Easy access to Bury St Edmunds, Cambridge, Ipswich and London rail connections.

Inside, the home offers a flexible layout ideal for modern family living. The sitting room provides a comfortable and relaxing space with doors opening to the rear garden, while the separate dining room is perfect for entertaining. The kitchen/breakfast room is a real highlight – fitted with an extensive range of wall

and base units, integrated appliances and plenty of worktop space, it's a practical and sociable area at the heart of the home. There's also a useful ground-floor cloakroom, a welcoming entrance hall, and access to the integral garage.

Upstairs, the principal bedroom benefits from its own en suite shower room, while three further bedrooms are served by a well-appointed family bathroom.

### OUTSIDE

the property enjoys a lawned front garden with a driveway providing off-road parking leading to the garage. The rear garden is enclosed and ideal for families, with a patio terrace for outdoor dining and a lawned area bordered by fencing and mature shrubs.

**SERVICES:** Mains water, electric and drainage. Oil fired heating.

**NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** Mid Suffolk District Council – Band D.

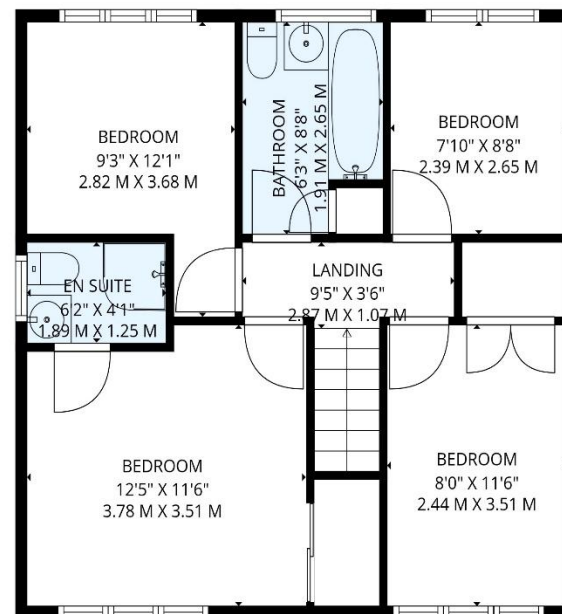
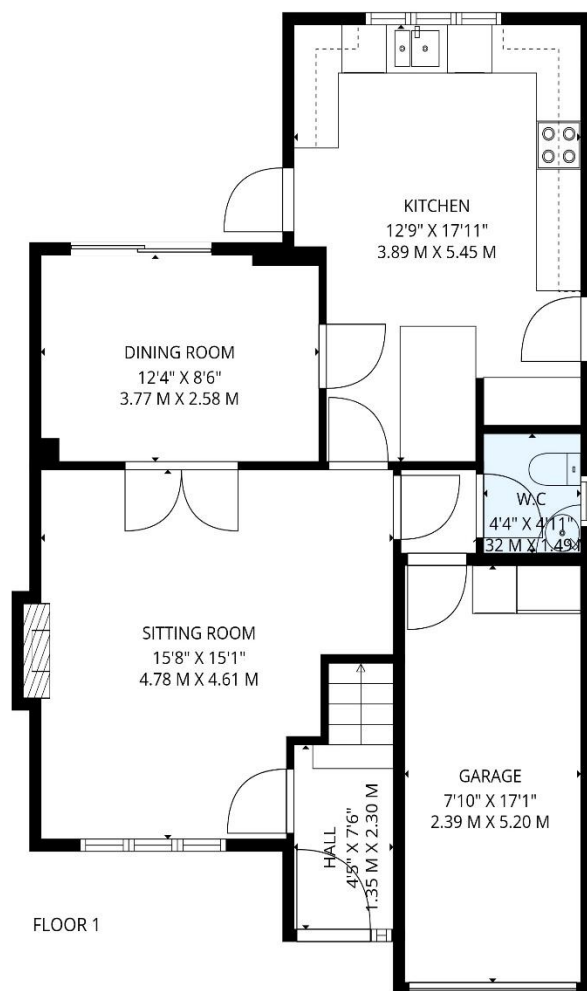
**EPC RATING:** TBC

**BROADBAND AND MOBILE:** Please see our website and Ofcom.org.uk for further details

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

**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 whatsoever 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.

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**TOTAL: 1189 sq. ft, 110 m<sup>2</sup>**  
 FLOOR 1: 615 sq. ft, 57 m<sup>2</sup>, FLOOR 2: 574 sq. ft, 53 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 134 sq. ft, 12 m<sup>2</sup>, FIREPLACE: 4 sq. ft, 0 m<sup>2</sup>, WALLS: 123 sq. ft, 13 m<sup>2</sup>

All Measurements Are Approximate, This Floor Plan is a Guide Only. Produced By Ocip.



