High Street, Ixworth

Sheridans

High Street, Ixworth IP31 2HN

Offers Over £550,000

A fine 19th century Grade II listed house providing generous accommodation whilst enjoying a prominent setting within a well served village.

Elegant 2200 sqft detached house in heart of village. Understood to have origins dating back to the early 19th century, this attractive detached period house provides a substantial level of much improved accommodation, complemented by south facing gardens and a prominent setting, within a well-served village location.

Built of brick and flint construction beneath a slate roof and listed grade II, as being of particular architectural and historical interest, the house provides light and airy accommodation retaining some original features and currently in brief comprises an entrance door opening to the spacious reception hall with stairs off to first floor and doors to the cloakroom and to the garden. The dining Room is an ideal reception for entertaining with sash window to front, exposed timbers and door through to the light and airy dual aspect sitting room a with brick fireplace with wood burning stove, wooden flooring and French doors to the rear gardens.

The kitchen is fitted with space for a range cooker. Light floods in to this room from the large sash window to front and a recently exposed red brick fireplace is a particular feature. Off the kitchen is the generous utility with under-counter space for dishwasher and washing machine; space and plumbing for an American style fridge freezer and window to rear. The snug is a cosy place to relax with large cupboards and window overlooking the rear gardens.

On the first floor, the landing leads to the five comfortable bedrooms including the spacious principal bedroom with fitted wardrobe cupboards and a large travertine tiled en-suite with bath, twin sinks and separate shower enclosure. The four remaining bedrooms are served by the family bathroom, completing the accommodation.

Outside
To the side of the house is a driveway, also serving the barn conversion to the rear, leading to two parking spaces. The rear gardens are south facing and laid to lawn with original brick and flint walls.

Location
The house enjoys a prominent setting within a stones throw of the excellent local facilities available. Ixworth offers an excellent range of facilities including both a primary school and free school, parish church, café, two pubs, doctors surgery, pharmacy, general store, village hall with film club, library and popular bowls club. The village is situated approximately 7 miles north east of Bury St Edmunds and 12 miles from Stowmarket which has a main line rail link to London.

Directions
From Bury St Edmunds proceed north east on the A143 towards Diss. Pass through the village of Great Barton and follow the road to Ixworth. Take the first turning on the left towards Ixworth and proceed along the High Street, where the house will be found on the left hand side towards the top of the High Street after the turning for Thetford Road.

- Elegant detached 19th century house in the heart of Ixworth
- Off road parking and south facing gardens
- Reception hall, cloakroom
- Well equipped kitchen
- Spacious sitting room and dining room
- Snug
- Utility
- Five bedrooms
- Large en-suite bathroom, family bathroom
- Within a stones throw of the local shops and facilities

Services
All mains services are connected to the property.
Council tax band F.
Broadband speed: Up to 80 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three and O2 (Source Ofcom)
Flood Risk: Very Low Risk

GROUND FLOOR

TOTAL FLOOR AREA : 2293sq.ft. (213.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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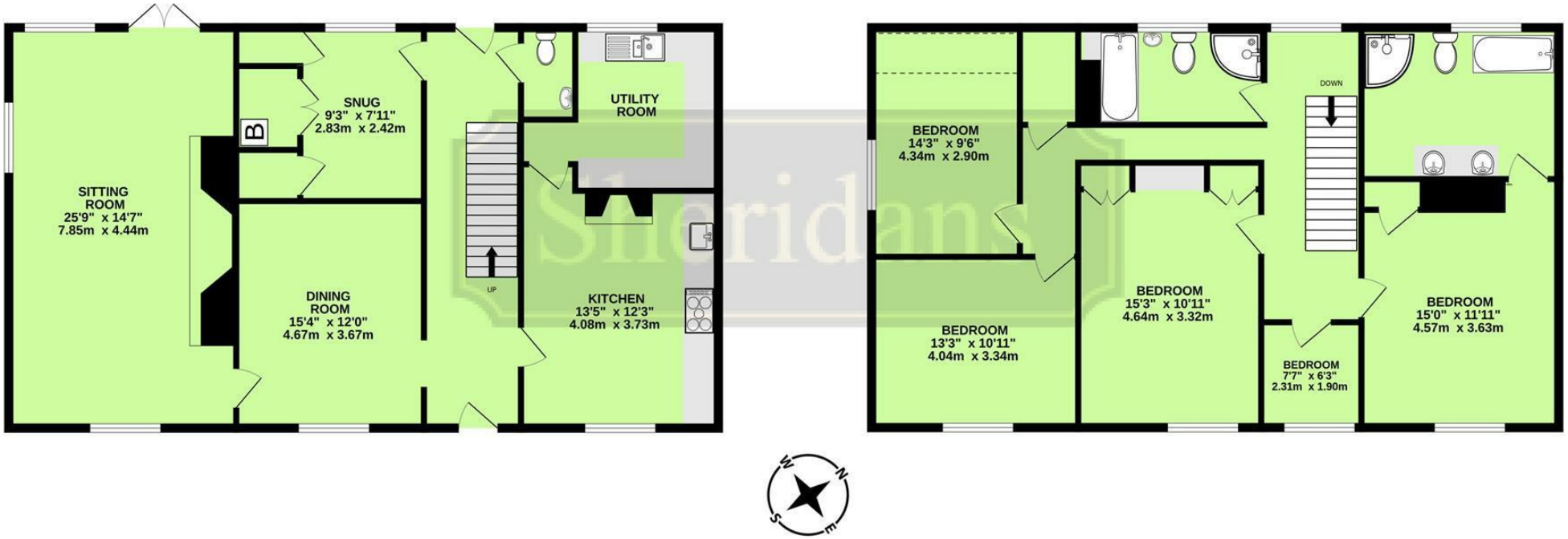
1ST FLOOR



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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