



Kettleborrow Close, Ixworth, Bury St. Edmunds, Suffolk, IP31 2UN

**MARK · EWIN**  
BURY ST EDMUNDS



## Kettleborrow Close, Ixworth, Bury St. Edmunds, Suffolk, IP31 2UN

Located in the well-served and popular village of Ixworth is this extended, four-bedroom detached family home.

The property offers a welcoming entrance hall, bay fronted sitting room that in turn leads through to the dining room and family room. The kitchen offers an attractive range of wall and base level units with utility room and cloakroom leading off the kitchen.

On the first floor, there is a landing with airing cupboard, two double bedrooms and two single bedrooms, the principal bedroom benefitting from an en-suite shower room and built-in wardrobe, bedrooms two and four also have the advantage of built-in wardrobes. The family bathroom completes the accommodation.

Outside, a driveway provides additional off-road parking leading to the garage, the remainder of the front garden is laid with shingle and planted beds. The delightful rear garden is mainly laid to lawn with a paved patio area, decking and planted beds.

### Additional Information:

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are listed as 'likely' in this area. (Source Ofcom)

Broadband: Standard, Superfast & Ultrafast are available in this area. (Source Ofcom)

Services: Mains Gas, Electric, Water and Drainage.  
Heating via gas central heating.

(Please note that none of these services have been tested by the selling agent.)



### Directions

Leaving Bury St Edmunds heading North East along the A134, pass through the village of Great Barton and continue along the A134 until you reach Ixworth, at the roundabout take your second left on to Micklesmere Drive and first right into Kettlebottom Close where the property will be found.

### Location

The village of Ixworth offers a good range of local amenities including village shop, library, chip shop, doctors, pubs, school, Theobalds restaurant and Café. With great access on the A143 towards Diss and Bury St Edmunds. The historic market town of Bury St Edmunds provides an excellent range of schooling, shopping, cultural and recreational facilities. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.



### Accommodation:

Entrance Hall 4' 6" x 5' 3" (1.37m x 1.60m)

Sitting Room 13' 3" x 16' 6" (4.03m x 5.03m)

Dining Room 8' 5" x 9' 11" (2.57m x 3.03m)

Family Room 9' 9" x 9' 7" (2.96m x 2.91m)

Kitchen 9' 4" x 9' 11" (2.85m x 3.03m)

Utility Room 5' 9" x 6' 3" (1.76m x 1.91m)

Cloakroom 5' 9" x 3' 4" (1.76m x 1.02m)

Landing 10' 3" x 7' 8" (3.12m x 2.34m)

Bedroom 13' 3" x 9' 10" (4.03m x 2.99m)

Ensuite 3' 11" x 4' 7" (1.20m x 1.39m)

Bedroom 9' 5" x 9' 5" (2.87m x 2.86m)

Bedroom 7' 7" x 9' 5" (2.32m x 2.88m)

Bedroom 7' 7" x 8' 2" (2.32m x 2.50m)

Bathroom 6' 6" x 6' 3" (1.98m x 1.90m)

Front & Rear Gardens

Driveway

Garage 7' 5" x 16' 4" (2.27m x 4.98m)

### Additional Information:

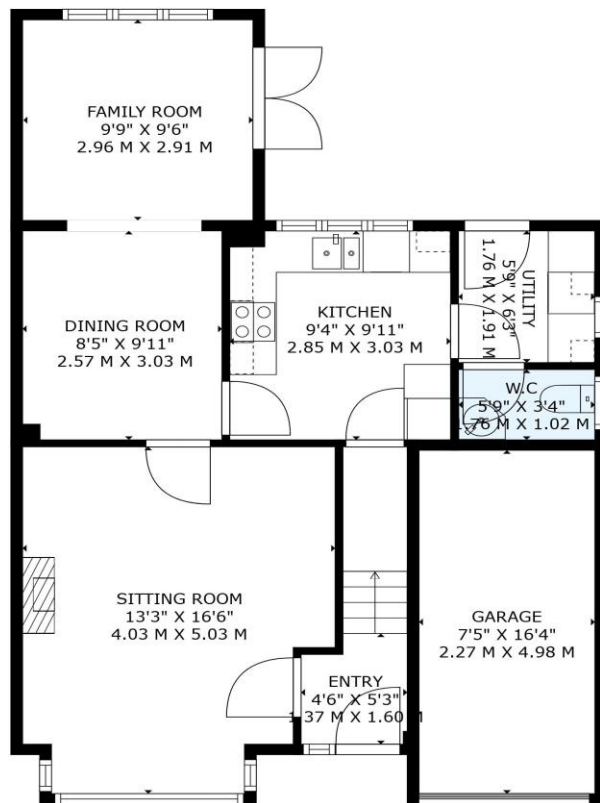
Council Tax Band: D

EPC Rating: C

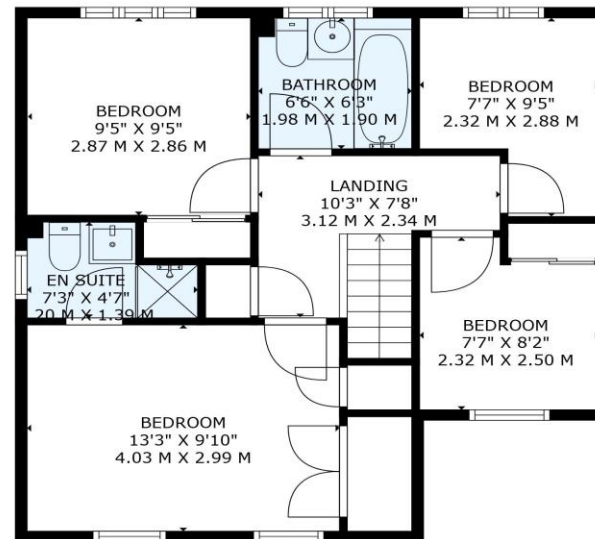
Tenure: Freehold

Guide Price £375,000  
Freehold





FLOOR 1



FLOOR 2

TOTAL: 1141 sq. ft, 106 m2  
 FLOOR 1: 595 sq. ft, 55 m2, FLOOR 2: 546 sq. ft, 51 m2  
 EXCLUDED AREAS: GARAGE: 121 sq. ft, 11 m2

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



**MONEY LAUNDERING REGULATIONS 2003:** Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**PLEASE NOTE:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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