



**46 High Street  
Ixworth, Suffolk**

**DAVID  
BURR**



# 46 High Street, Ixworth, Suffolk, IP31 2HJ

Ixworth is a popular and well served village with an excellent range of local amenities including shops, schools, doctor's surgery, village hall, church, café and two village pubs. The Cathedral town of Bury St Edmunds is approximately 7 miles with its extensive range of schooling, shopping, recreational and cultural facilities and 15 miles from the market town of Stowmarket with a mainline rail link to London Liverpool Street.

A splendid versatile house that affords substantial accommodation of over 2600 sq ft over three floors whilst being tucked away off the High Street of this well-regarded Suffolk village and only a short distance from the amenities on offer. 46 High Street has recently undergone significant improvements throughout and is now presented to an excellent order that boasts open plan living to the ground floor. The remainder of the property enjoys two en-suite bedrooms, a delightful enclosed part walled garden with adjoining double garage to the rear. The property is further enhanced by off street parking and is being offered with **NO ONWARD CHAIN**.

## **An excellent versatile five-bedroom house offering generous accommodation of over 2600 sq.ft with open plan living to the ground floor and with no onward chain.**

Entrance door opening through to the open plan living accommodation.

**SITTING/KITCHEN/DINING ROOM:** A substantial area cleverly designed into three distinctive spaces with the sitting area having the entrance door and a set of double doors that open to the staircase rising to the first floor and further set of double doors opening to the rear terrace allowing one to enjoy summer afternoons. Door to cloakroom. A well-placed wood burning stove creates the main focal point of this area set upon a large tiled hearth betwixt the sitting room and kitchen. Downlights. Built-in speakers. Large opening through to the kitchen which is fitted with an extensive range of matching wall and base units under work preparation surfaces that incorporate a 1½ bowl sink unit with hose mixer tap. Central matching preparation island having base units under work preparation surfaces and designated breakfast bar area. The island also incorporates a four-ring induction hob under an extractor hood. Further integrated appliances include the eye level double oven. Spaces for dishwasher and American style fridge freezer. The kitchen has downlights, tiled flooring and has a side aspect with archway through to the designated dining area. Again, a wonderful versatile room having views of the rear grounds and a door opening to the side allowing one the opportunity to enjoy al fresco

dining. The dining area has tiled flooring and a further door opening through to the utility room.

**UTILITY ROOM:** Having base units under work preparation surfaces that incorporates a sink with single drainer. Space for washing machine and tumble dryer. External door opening to the rear grounds. Tiled flooring and the boiler is located in this area.

**CLOAKROOM:** Having W.C., wash hand basin with mixer tap.

### **First floor**

**LANDING AREA:** A large welcoming space having a Velux window allowing natural light to flood in. Built-in storage cupboard. Doors to all bedrooms and a further staircase leading to the second floor.

**BEDROOM 2:** Being of an excellent size and having side aspect. Staircase rising to second floor. Door to;

**EN SUITE:** Having W.C, wash hand basin with mixer tap and corner shower cubicle. Downlights.

# 46 High Street, Ixworth, Suffolk, IP31 2HJ

**BEDROOM 3:** A wonderful room under a vaulted ceiling having front aspect. Staircase leading to a mezzanine floor with Velux window. This area would lend itself to multiple uses if so required.

**BEDROOM 4:** Again being a substantial size and having side aspect. Downlights.

**BEDROOM 5:** A generous size room with side aspect.

**BATHROOM:** Having a Velux window allowing natural light to flood in. Fitted with a panelled bath having part tiled surround with mixer tap and shower attachment, W.C. and wash hand basin with mixer tap. Heated towel rail.

## Second floor

**BEDROOM 1:** A superb size having dual aspect of the side and rear grounds. This excellent room is fitted with an extensive range of wardrobes and a variety of chest of drawers. Downlights. Door to;

**EN SUITE:** Fitted with a large walk-in shower having rain head style shower and part tiled surround, wash hand basin with mixer tap and W.C. Two heated towel rails. Downlights.

## Outside

The property is approached via a part shared driveway to the side which in turn continues round to the rear of the grounds where there is off street parking in front of a well-placed **DOUBLE GARAGE** that has a personnel side door and power and light connected. The personnel side door gives access to the rear grounds. From the side there is a personnel half height gate opening to a storm porch with tiled flooring and the main entrance to the property.

The charming rear garden is bordered mainly by a full height brick wall which is then finished by panel fencing that creates the boundaries of the

garden. The remainder of the garden is predominantly lawn with a well-placed terraced area allowing one to enjoy warm summer afternoons. Full height gate opening back to the storm porch.

**SERVICES:** Main water, drainage, electricity are connected. Gas fired heating to radiators. NOTE: None of these services have been tested by the agent.

**AGENTS NOTE:** There is a flying freehold to part of the property and a part shared driveway.

**LOCAL AUTHORITY:** West Suffolk District Council – Band D

**EPC RATING: D**

**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

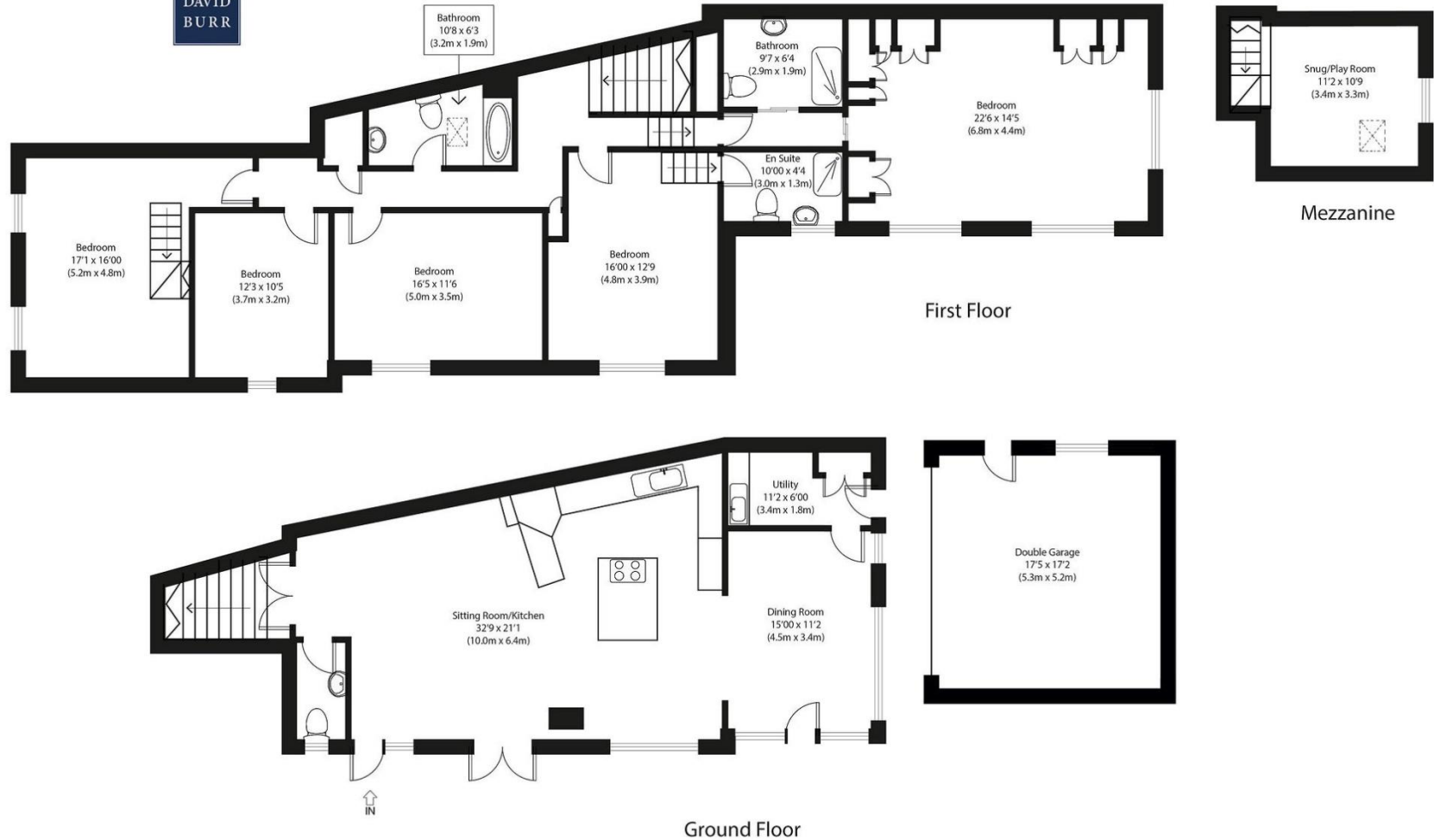
**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty 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.



# 46 High Street, Ixworth, Suffolk, IP31 2HJ

Approximate Gross Internal Area  
Main House 2635 sq ft (245 sq m)  
Garage 300 sq ft (28 sq m)  
Total 2935 sq ft (273 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk



Offices at: Woolpit 01359 245245- Long Melford 01787 883144- Leavenheath 01206 263007 - Clare 01787 277811-Castle Hedingham 01787 463404

Newmarket 01638 669035 - Bury St Edmunds 01284 725525 - London 020 78390888 - Linton & Villages 01440 784346

