



DAVID
BURR

**Grovebury House,
Norton, Suffolk**



Grovebury House, Ixworth Road, Norton, IP31 3LE.

Norton is a popular and well-regarded village with a strong community and a range of local amenities. The nearby market town of Bury St Edmunds provides an excellent range of shopping, schooling and recreational facilities. For those needing to commute, the A14 is readily accessible, providing convenient links to Cambridge and Ipswich, whilst rail services from nearby Stowmarket and Bury St Edmunds connect through to London.

A substantial and thoughtfully arranged detached house, offering versatile accommodation extending to approximately 2,300 sq ft, together with a self-contained detached annexe, all set within established gardens enjoying a rural outlook to the rear.

A thoughtfully extended Suffolk cottage in a truly enviable rural setting.

Description

Grovebury House provides well-balanced accommodation arranged over two floors, designed to offer both flexibility and a natural sense of flow.

The principal living space is centred around a generous kitchen/dining room, which links well with the adjoining reception areas and forms the hub of the house, particularly well-suited to modern family life. A separate family room provides a more relaxed day-to-day sitting area, whilst additional ground floor rooms offer flexibility for use as further reception space, bedroom accommodation or home working.

A particularly appealing feature is the first floor sitting room, an impressive space extending to approximately 30ft in length, with doors opening onto a balcony. From here there are attractive views across the gardens and adjoining farmland, creating a calm and elevated retreat, well removed from the main living areas below.

The bedroom accommodation is arranged to provide both comfort and practicality, with the principal bedroom enjoying en suite facilities and the remaining rooms served by bath and shower rooms, making the house equally suited to family occupation or those who regularly accommodate guests.

Outside

The property is set back from Ixworth Road and approached via driveways providing extensive off-road parking, in addition to a double garage.

The gardens are a particularly attractive feature, being of a good size and thoughtfully arranged with areas of lawn, decking and seating, together with mature planting. The rear boundary enjoys an open aspect over farmland, contributing to the property's overall sense of space and privacy.

Annexe Accommodation

The detached annexe is a significant and valuable addition, providing genuinely independent accommodation separate from the main house. Well laid out, it includes a sitting room, kitchen, bedroom and shower room, together with its own entrance and outside space.

- **multi-generational living**
- **guest accommodation**
- **a home office or studio**
- **or, subject to any necessary consents, potential letting**

Grovebury House, Ixworth Road, Norton, IP31 3LE.

This is not ancillary space in the usual sense, but a fully functioning secondary dwelling, which greatly enhances the overall versatility of the property.

In Summary

A well-proportioned and adaptable house of scale, offering a particularly flexible layout together with the rare advantage of a detached, self-contained annexe, all set within established gardens in a convenient village setting.

SERVICES: Mains water, electricity & mains drainage. Oil fired central heating.

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

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

LOCAL AUTHORITY: Mid Suffolk District Council

COUNCIL TAX: Band E

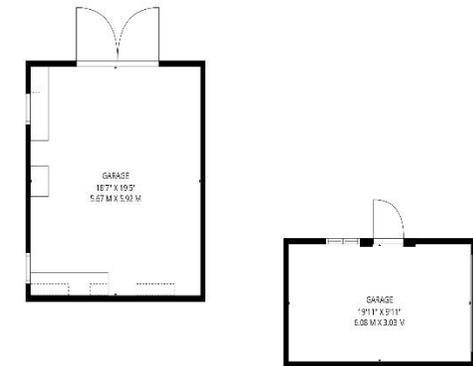
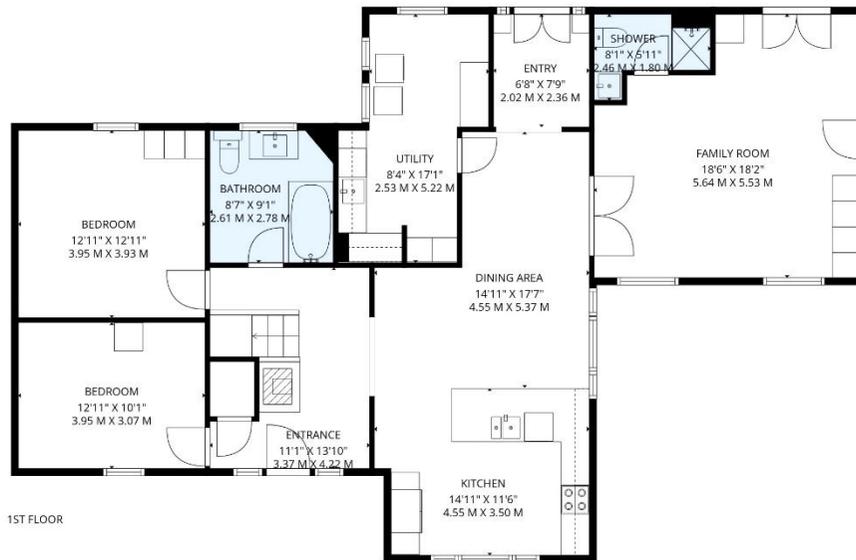
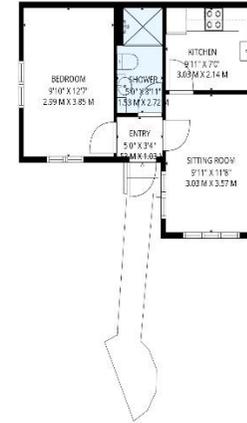
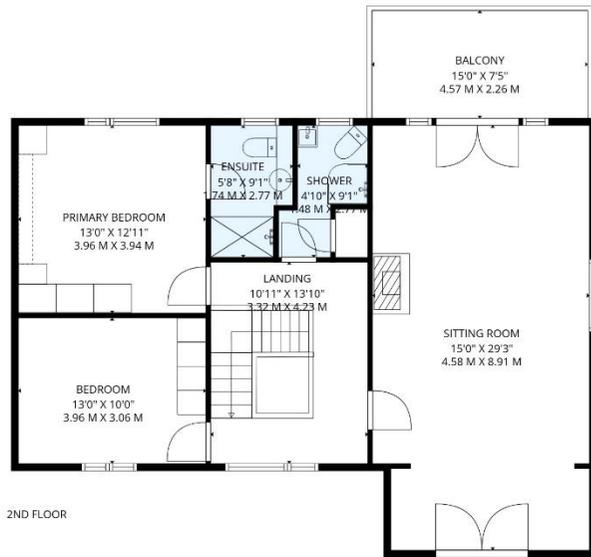
EPC RATING: D

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.

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







TOTAL: 385 sq. ft, 36 m2
 1st floor: 385 sq. ft, 36 m2
 EXCLUDED AREAS: GARAGE: 559 sq. ft, 52 m2, WALLS: 116 sq. ft, 10 m2

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

TOTAL: 2331 sq. ft, 216 m2
 1st floor: 1327 sq. ft, 123 m2, 2nd floor: 1004 sq. ft, 93 m2
 EXCLUDED AREAS: UTILITY: 141 sq. ft, 13 m2, BALCONY: 111 sq. ft, 10 m2, WALLS: 166 sq. ft, 16 m2

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





