



Thistledown Drive, Ixworth

Sheridans



Thistledown Drive, Ixworth IP31 2NH

Guide Price £575,000

A much improved five bedroomed detached house providing beautifully presented accommodation with a modern twist, whilst situated within one of the areas most well-served villages.

Built approximately 30 years ago and greatly improved in the last two years, this impressive detached five bedroomed house, provides a surprising level of stylishly presented accommodation offering striking features such as a stunning beautifully equipped kitchen/dining room and Bi-Fold door opening to the rear gardens and large newly created terrace. The house offers well-proportioned rooms complemented by plenty of parking, garaging and well-established gardens providing a good degree of privacy.

Benefiting from gas fired radiator central heating and double glazing, the accommodation currently in brief comprises of an entrance hall with stairs off to first floor and doors leading to the cloakroom and study. The spacious dual aspect sitting room has a fireplace and Bi-Fold doors to the rear and further double doors opening to the newly re-modelled particularly well-equipped kitchen/dining room fitted with an excellent range of stylish units providing plenty of drawer and cupboard space beneath preparation surfaces and complemented by integrated appliances and island. A set of Bi-Fold doors open to the rear gardens and a pair of French doors to the side. The separate utility room has further fitted cupboards, a sink, door to the walk-in pantry/storage and also a door to the adjoining double garage.

On the first floor a spacious landing with airing cupboard leads to the five bedrooms including the principal bedroom with en-suite shower. The family bathroom serves the remaining bedrooms and completes the accommodation.

Outside

The house is approached over a shingle driveway providing extensive vehicle parking and access to the adjoining double garage. The gardens are a particular feature of the house being mostly laid to lawn and well-stocked with an abundance of flowering plants, shrubs and trees. A greenhouse is located to the side and a large newly laid terrace, creates an ideal area for outdoor entertaining and al-fresco dining.

Location

The house is situated in a desirable location within walking distance of the excellent range of local facilities Ixworth provides, which include two excellent pubs, the beautiful St Mary's Church, a Methodist Church, doctor's surgery, village store, Chinese takeaway, fish and chip shop and mobile post office which visits every Thursday. An important point to note is that this property is also within walking distance of two highly rated Ofsted schools (primary and secondary). There is a library within the local village hall, which is also a venue for activities including; yoga, badminton, cinema and a variety of clubs. Ixworth also has a playing field with children's play area, excellent Bowls Club, Brownies and Army Cadets, Angling Club and Countryside Walks along the River Blackbourn which runs through the village.

This particularly well-served village is located approximately 7 miles from Bury St Edmunds and 15 miles from Stowmarket with its main line rail link to London.

Directions

Proceed up the village High Street and turn right into Walsham Road and then the first left into Thistledown Drive, where the property is the first on the left.

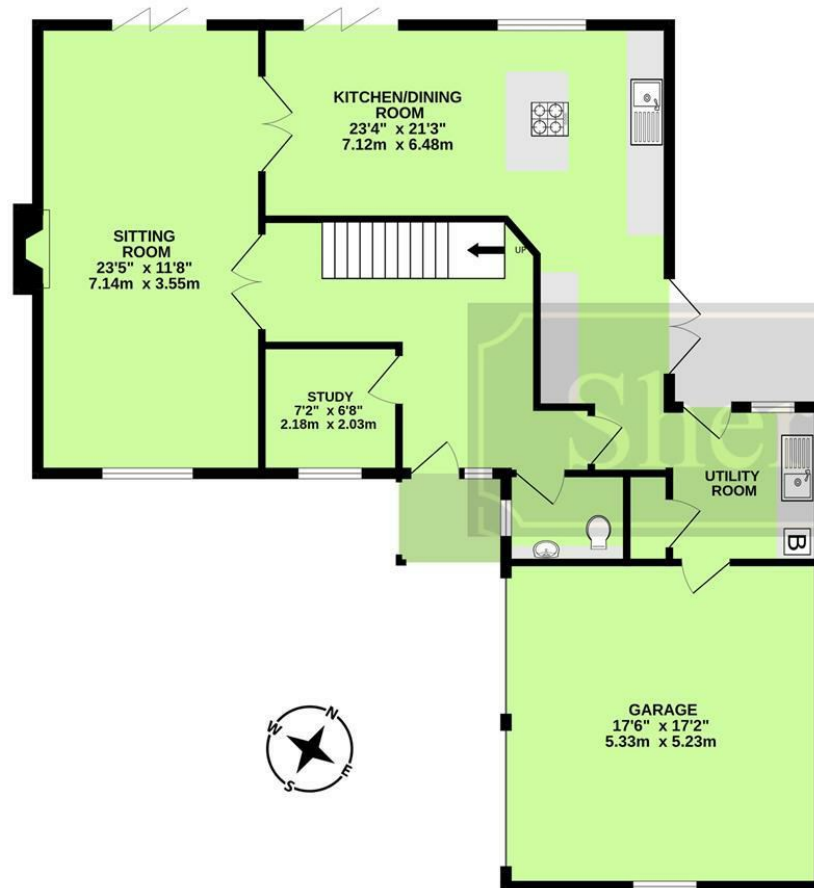
- Impressive detached five bedroomed house
- Village with excellent local facilities and thriving community
- Well-stocked gardens with large terrace ideal for entertaining
- Plenty of vehicle parking
- Double garaging
- Dual aspect sitting room
- Stunning kitchen/dining room with island
- Stylish Bi-Fold doors
- Study, cloakroom, utility
- Five bedrooms, en-suite shower, family bathroom

Services

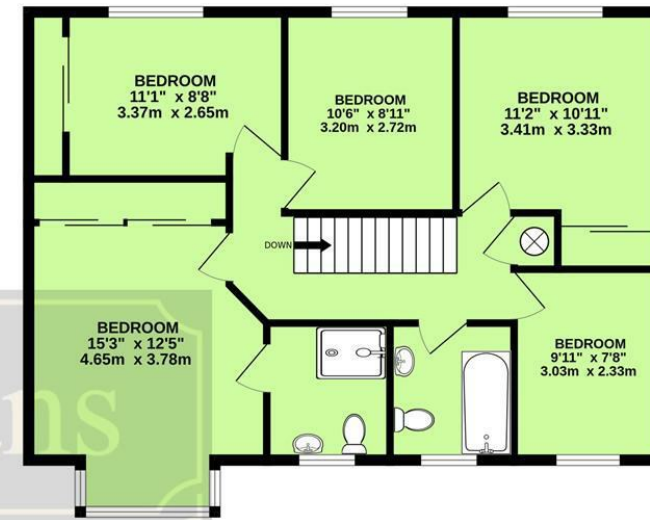
All mains services are connected. Council Tax Band F. EPC Rating: D.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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