

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

Price Guide £365,000

Council Tax Band: D



We are pleased to present: A much improved modern detached house on a popular development, in this well-served NE village. Hall, Lounge, Dining Room, Conservatory, Kitchen, Utility Room, Re-fitted Cloakroom, 4 Bedrooms - 1 Re-fitted En-Suite, Re-fitted Bathroom, Garage, Generous Parking, Gardens, NO CHAIN, VIEW ASAP.



2 Blackbourne Road, Elmswell, Bury St
Edmunds, IP30 9UH
01284 769691
info@coakleyandtheaker.co.uk
https://www.coakleyandtheaker.co.uk/

10 Kettleborrow Close, Ixworth. IP31 2UN

Approximate Gross Internal Area = 122.7 sq m / 1321 sq ft
(Including Garage)



First Floor



Ground Floor

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

| Energy Efficiency Rating | | |
|---------------------------------------------|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (69-80) C | 70 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |