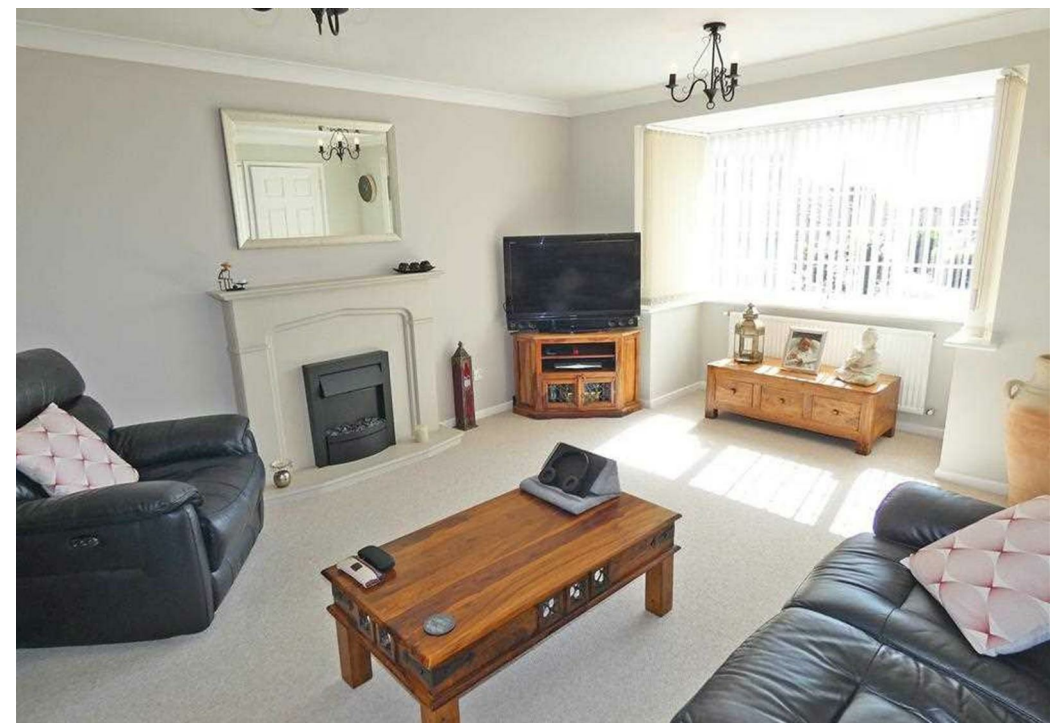


Kettleborrow Close, Ixworth, Bury St. Edmunds, Suffolk, IP31 2UN

Price Guide £375,000

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  
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**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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>83</b>
(69-80) <b>C</b>		<b>70</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	