



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

Price Guide £365,000



## DRAFT DETAILS

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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.

### DESCRIPTION

This well presented modern property presents with brick elevations and a tiled roof. It has undergone many improvements, including a re-fitted Cloakroom, En-Suite and Bathroom, with a spa-bath, together with the addition of a Conservatory, with heat insulating glass roof and underfloor heating. There is a particularly generous driveway, with potential to extend this, making it suitable for families with several cars, and the good size rear garden is also surprisingly private. It is convenient for the amenities of this well-served village, therefore, we would recommend viewing at the earliest opportunity.

### DIRECTIONS

From Bury St Edmunds, proceed along the A143 towards Diss. Continue through Great Barton and on reaching Ixworth, continue to the first roundabout. Take the second exit onto Micklesmere Drive, and bear off right into Kettleborrow Close, continue along, and where the road bears round to the left, the property is located facing you, set well back, on the right.

### ENTRANCE HALL

Approached via an outer canopy with replacement composite part glazed front door with UPVC glazed side panel. Wood laminate floor, stairs to first floor, radiator. Door to Garage.

### LOUNGE 16'2" MAX INTO BAY X 12'11" MAX (4.93 MAX INTO BAY X 3.94 MAX)

The focal point being a decorative modern limestone finish fireplace with inset electric fire, TV point, telephone point, two radiators, UPVC bay window to front.

### DINING ROOM 9'7" X 8'11" (2.92 X 2.72)

Radiator, UPVC glazed double doors to:



### **CONSERVATORY 12'2" X 8'1" (3.71 X 2.46)**

Brick plinth and wall, tiled floor, underfloor electric heating, heat insulating glass roof, UPVC windows to side and rear, UPVC glazed double doors to rear garden.

### **KITCHEN 9'7" X 9'5" (2.92 X 2.87)**

Range of oak finish base and wall mounted units, work surfaces, tiled splashbacks, inset 1 1/2 bowl sink unit with mixer tap, electric cooker point, with cooker hood over, built-in understair storage/larder cupboard with power and light, integrated fridge, concealed lighting, glazed display cabinets, tiled floor, plumbing for water softener, radiator, UPVC window to rear.

### **UTILITY ROOM 6'3" X 5'5" (1.90 (1.91) X 1.65)**

Base unit, work surface, tiled splashbacks, inset circular stainless steel sink with 'Swan-neck' style mixer tap, plumbing for washing machine, plumbing for slimline dishwasher, tiled floor, wall mounted gas combination boiler, UPVC frosted window to side, UPVC part glazed door to rear.

### **CLOAKROOM**

Re-fitted with white suite comprising wc, modern rectangular vanity wash basin with mixer tap, tiled splashbacks, tiled floor, radiator, UPVC frosted window to side.

### **FIRST FLOOR LANDING**

Loft access with ladder and light, built-in airing cupboard housing electric heater.

### **BEDROOM 1 13'1" X 9'9" (3.99 X 2.97)**

Built-in double wardrobe, built-in wardrobe/cupboard over bulkhead, telephone point, radiator, two UPVC windows to front.

### **EN-SUITE 4'10" + SHOWER DEPTH X 4'8" (1.47 + SHOWER DEPTH X 1.42)**

Re-fitted with white suite comprising tiled shower enclosure with shower unit, wc with concealed cistern, vanity unit wash basin, fully tiled walls, tiled floor, downlights, extractor light, shaver point, vertical radiator/towel rail, UPVC frosted window to side.

### **BEDROOM 2 9'5" + RECESS X 9'0" (2.87 + RECESS X 2.74)**

Built-in double wardrobe, radiator, UPVC window to rear.

### **BEDROOM 3 9'3" MAX X 8'0" (2.82 MAX X 2.44)**

L-shaped room. Telephone point, radiator, UPVC window to rear.

### **BEDROOM 4 7'3" X 7'1" + DOOR RECESS (2.21 X 2.16 + DOOR RECESS)**

Built-in double wardrobe, radiator, UPVC window to front.

### **BATHROOM 6'4" X 6'3" (1.93 X 1.90 (1.91))**

Re-fitted with white suite comprising panelled spa-bath with mixer shower attachment and folding glazed screen, wc with concealed cistern, vanity unit wash basin, fully tiled walls, tiled floor, shaver point, downlights, vertical radiator/towel rail, UPVC frosted window to rear.

### **OUTSIDE**

To the front the property is set well back from the road, and the front garden is enclosed by fencing. It has been landscaped to provide areas of shingle, block paving and slate chippings, with inset herbaceous beds. This could potentially be converted into further parking space, if required. A generous driveway provides vehicular standing for up to three cars, and leads to an INTEGRAL GARAGE: 5.08m (16'8") x 2.21m (7'3"), with internal boarding, up and over style door, consumer unit, gas meter and power and light connected. On the side of the garage, there is an ELECTRIC VEHICLE CHARGING POINT, which could be available, by negotiation. A gate provides side access to the rear garden, which offers a good degree of privacy. This is of a good size, being enclosed by brick walls and fencing, and laid principally to lawn with dwarf walls, generous block paved patio area, shingle bed, GREENHOUSE, decking area, TIMBER SHED, external power point and outside water tap.

AGENT'S NOTE: The vendor has informed us that mains gas, water, electricity and drainage are connected. The council tax band is understood to be Band D.

### **IXWORTH & AREA**

Ixworth is an attractive village, about 7 miles North East of Bury St Edmunds, located north of the A14. Having a thriving community, it is well-served with a wide range of shops and amenities, including a General Store, Mobile Post Office, Primary School and Secondary School - both Ofsted highly rated, two Public Houses, quality Restaurant, Doctor's Surgery, Pharmacy, Cafe, Butchers, Parish Church, Fish and Chip Shop and Chinese Takeaway. The busy Village Hall offers a Library, many social and sports clubs, and there is a Playing Field and Children's Play area. The town of Stowmarket is about 12 miles South East, and has a mainline rail link to London's Liverpool Street, in approximately 80 minutes.

### **BURY ST EDMUNDS & AREA**

Sitting amidst beautiful countryside, Bury St Edmunds is an historic town and the second largest in Suffolk. Surrounded by many picturesque villages, some of which offer good local amenities, it offers a wide range of cultural, educational and





recreational facilities.

Features of particular note include St Edmundsbury Cathedral with its Millennium Tower, the famous Abbey Gardens with the original ruins and The Georgian Theatre Royal, which has recently been the subject of a restoration programme and The Apex, a live performance venue for concerts, comedy and dance, together with a contemporary art gallery. In addition, there are two cinemas, one of which is a multi-screen complex and a sports centre.

Bury St Edmunds and the surrounding villages boast excellent schools and further education is catered for at the West Suffolk College.

The town benefits from extremely good shopping facilities with a twice weekly market and a wide range of independent traders, national chains, five supermarkets and the arc shopping centre, opened in 2009. In addition, there are many pubs and restaurants which cater for a variety of tastes.

#### TRANSPORT LINKS

The A14 dual carriageway heading west from Bury St Edmunds provides easy access to Newmarket, Cambridge, the Midlands, Stansted Airport and London, via the M11. Stowmarket and Ipswich, both with direct rail links to London's Liverpool Street, the East Coast and the A12 are all readily accessed by heading east.

#### OFCOM BROADBAND AND MOBILE

<https://checker.ofcom.org.uk/>

Broadband Type: Standard - Highest Available Download Speed 5Mbps - Highest Available Upload Speed 0.7Mbps - Availability Good

Superfast - Highest Available Download Speed 53Mbps - Highest Available Upload Speed 10Mbps - Availability Good

Ultrafast - Highest Available Download Speed 1000Mbps - Highest Available Upload Speed 1000Mbps

The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different.

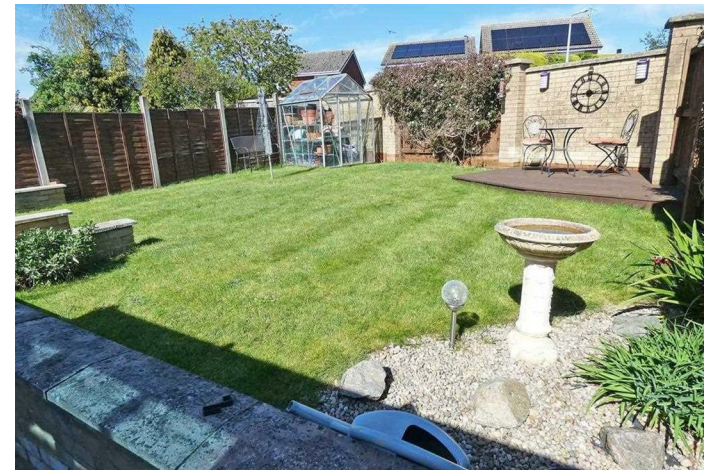
Mobile: EE - Indoor Voice Likely - Indoor Data Likely - Outdoor Voice Likely - Outdoor Data Likely

Three - Indoor Voice Limited - Indoor Data Limited - Outdoor Voice Likely - Outdoor Data Likely

O2 - Indoor Voice Likely - Indoor Data Limited - Outdoor Voice Likely - Outdoor Data Likely

Vodafone - Indoor Voice Limited - Indoor Data Limited - Outdoor Voice Likely - Outdoor Data Likely

Results are predictions and not a guarantee. Actual services available may be different depending on the particular circumstances and the precise location of the user and may be affected by network outages.





### 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 PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Bury St Edmunds**  
**Suffolk IP30 9UH**

**Bury St Edmunds Area: 01284 769 691**

**Elmswell Area: 01359 256 821**

**Mid Suffolk Area: 01449 737 706**

**Mobile: 07803 138 123**

**Email: info@coakleyandtheaker.co.uk**

**www.coakleyandtheaker.co.uk**

## PROPERTY SUMMARY

- **IXWORTH**
- **ENTRANCE HALL**
- **LOUNGE**
- **DINING ROOM**
- **CONSERVATORY**
- **KITCHEN, UTILITY ROOM, RE-FITTED CLOAKROOM**
- **4 BEDROOMS - 1 RE-FITTED EN-SUITE**
- **RE-FITTED BATHROOM**
- **GARAGE, GENEROUS PARKING, FRONT & REAR GARDENS, UPVC DOUBLE GLAZING & ROOFLINE, GAS FIRED RADIATOR HEATING, MUCH IMPROVED**
- **POPULAR DEVELOPMENT IN WELL-SERVED NORTH-EASTERN VILLAGE, NO CHAIN, EARLY VIEWING ADVISED**



## VIEWING:

**Strictly by appointment with Coakley & Theaker**

**ZOOPLA** **rightmove** 



Consumer Protection from Unfair Trading Regulations 2008 (CPRs) These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

i) The seller has agreed that these particulars are correct and an accurate description of their property. However, if there is any point which is particularly important to you, please contact the office and we will be pleased to check the information for you, especially if you are contemplating travelling some distance to view the property. ii) These particulars are for guidance purposes only. Most photographs are taken with a wide-angle lens. Contents, fixtures and fittings shown in photographs are not included unless specified. iii) The Agent has not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. References to the tenure of the property are based on information supplied by the seller. The Agent has not had sight of the title document. Buyers are advised to obtain verification from their solicitor or surveyor about any of the above points.

General Data Protection Regulations (GDPR) Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.