

10 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
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	