



**1 Saddlers Yard  
Ixworth, Suffolk**

**DAVID  
BURR**

# 1 Saddlers Yard, High Street, Ixworth, Suffolk, IP31 2HY

Ixworth is a popular and well served village with an excellent range of local amenities including shops, schools, doctor's surgery, village hall, church, café and two village pubs. The Cathedral town of Bury St Edmunds is approximately 7 miles with its extensive range of schooling, shopping, recreational and cultural facilities and 15 miles from the market town of Stowmarket with a mainline rail link to London Liverpool Street.

A splendid two-bedroom detached house that has recently undergone significant improvements throughout and enjoys an enviable position towards the centre of this well served Suffolk village. 1 Saddlers Yard enjoys generous accommodation to both floors and includes a sitting room, kitchen/diner, cloakroom and two bedrooms and a bathroom to the first floor. Further benefits include well-manicured low maintenance garden and off street parking to the rear.

## A delightful two-bedroom detached house presented to an excellent order throughout and benefitting from an exquisite low maintenance rear garden.

Entrance door through to:

**ENTRANCE HALL:** With staircase rising to first floor. Doors to;

**SITTING ROOM:** 16'3 x 13'9 (4.9m x 4.2m). A splendid room having double French style doors opening to the rear grounds allowing one to enjoy warm summer days and offer the potential for al fresco dining. Extensive fitted book shelving.

**KITCHEN/DINING ROOM:** 12'1 x 11'7 (3.6m x 3.5m). An excellent space fitted with a range of matching wall and base units under work preparation surfaces that incorporate a 1½ bowl ceramic style sink unit with mixer tap and single drainer. Further integrated appliances include a four-ring electric hob underneath extractor hood and oven beneath. Space and plumbing for washing machine. Spaces for fridge/freezer and dishwasher. Recently installed full height sliding cupboard incorporating a cloaks cupboard to one side and utility to the other. Side door giving access to the rear grounds. Central ceiling fan. The combi boiler is located in the kitchen.

**CLOAKROOM:** A great use of space and fitted with W.C. with encased cistern and wash hand basin with mixer tap and vanity cupboard beneath.

### First Floor

**LANDING:** With side aspect and large storage cupboard. Doors to;

**BEDROOM 1:** 11'8 x 11'7 (3.6m x 3.5m). A delightful and generous room with rear aspect and an extensive range of fitted wardrobes having sliding doors including two with mirrored doors. Central ceiling fan.

**BEDROOM 2:** 11'7 x 6'6 (3.5m x 2m). A versatile room having front aspect currently occupied as a bedroom however it would lend itself to a multiple of uses if so required including a study area.

**SHOWER ROOM:** 8'4 x 5'2 (2.5m x 1.5m). Fitted with a corner shower cubicle having a rain head style shower and part tiled surround, wash hand basin having mixer tap with vanity unit surround and cupboard beneath. W.C. with encased cistern. Heated towel rail. Tiled flooring.

### Outside

The property is approached by steps leading up to the door with low maintenance, well stocked areas to the remainder of the front.

To the rear of the property is an excellent, well maintained and improved garden, again designed with low maintenance in mind with an attractive



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brick and flint wall. Meticulously designed by the present owners with attractive raised flowering beds, pergola with designated seating and terrace area immediately abutting the rear of the property ideally placed to enjoy al fresco dining and entertaining. The terrace area continues round to the side of the property where there is a full height gate leading onto the high street. Immediately to the rear of the garden is designated private parking for two vehicles.

**SERVICES:** Main water, drainage, gas and electricity are connected.  
**NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** West Suffolk District Council. Band C.

**EPC Rating:** C

**VIEWING:** Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

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