

**DRAFT DETAILS**  
**PRIMROSE COTTAGE, IXWORTH ROAD, NORTON**  
**BURY ST. EDMUNDS**  
**IP31 3LF**

OPEN HOUSE (C & T) present: A well presented, established semi-detached house, with many character features, situated in this popular village, E of Bury St Edmunds. Hall, Sitting Room, Dining Room, Re-fitted Kitchen, 3 Bedrooms, Bathroom, Rear Garden backing onto Farmland, Generous Parking, Potential for Extension (stp), **VIEW ASAP.**



2239

**New Price Guide £325,000**

HALL, SITTING ROOM WITH FIREPLACE, DINING ROOM, RE-FITTED KITCHEN, 3 BEDROOMS, BATHROOM, REAR GARDEN BACKING ONTO FARMLAND, GENEROUS PARKING, OIL FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING, POPULAR VILLAGE, MANY CHARACTER FEATURES INCLUDING FIREPLACES, STRIPPED PINE INTERNAL DOORS & EXPOSED FLOORBOARDS, POTENTIAL TO EXTEND (STP), EARLY VIEWING ADVISED.

**VIEWING:** Strictly by appointment with Coakley & Theaker.

**BURY ST. EDMUNDS**  
**01284 769691 • 07803 138123**  
**info@coakleyandtheaker.co.uk ♦ www.coakleyandtheaker.co.uk**



**DIRECTIONS :** From Bury St Edmunds proceed along the A14 towards Stowmarket. After about 8 miles, turn off signposted to Elmswell and Woolpit. At the roundabout, take the first exit, onto the A1088, towards Norton and Ixworth. Continue along, and on reaching Norton, proceed past the service station and The Dog public house. Continue through the village, where the property is located on the right, just before Hall Lane.

**HALL :** Approached via an outer canopy with replacement part glazed panelled front door. Wood laminate floor, stairs to first floor, understairs storage cupboard with light, telephone point, radiator, UPVC leaded window to side.

**SITTING ROOM : 4.27m (14'0") x 3.53m (11'7")** The focal point being a feature cast iron open fireplace, with surround, mantle and stone hearth, wood laminate floor, TV point, wall light points, radiator, UPVC glazed double doors with glazed side panels and windows above, leading to rear garden.

**DINING ROOM : 3.53m (11'7") x 3.02m (9'11")** The focal point being a feature cast iron fireplace, with surround, mantle and hearth, exposed floorboards, recessed shelving, radiator, UPVC box bay leaded window to front.

**KITCHEN : 3.20m (10'6") x 2.57m (8'5")** Re-fitted with range of cream 'Shaker' style base and wall mounted units, oak work surfaces, tiled splashbacks, inset 1 1/2 bowl sink unit with 'Swan-neck' style mixer tap, space for range cooker - currently with Stoves range cooker, with 5-plate induction hob, and electric double oven/grill (available by negotiation), Stoves cooker canopy over, integrated Bosch dishwasher, integrated fridge/freezer, integrated washing machine, pan-drawers, 'pull-out' bin storage cupboard, built-in larder/storage cupboard, kickspace heater, stone tiled floor, downlights, radiator, UPVC leaded window to side, UPVC glazed double doors to rear garden.

**FIRST FLOOR LANDING :** Loft access, consumer unit, UPVC leaded window to side.

**BEDROOM 1 : 4.24m (13'11") x 3.53m (11'7")** The focal point being a feature cast iron fireplace, exposed painted floorboards, radiator, UPVC leaded window to rear, affording stunning far-reaching views over farmland.

**BEDROOM 2 : 3.51m (11'6") x 3.15m (10'4")** The focal point being a feature cast iron fireplace, picture rails, radiator, UPVC leaded window to front.

**BEDROOM 3 : 3.23m (10'7") x 2.59m (8'6")** Built-in airing cupboard housing replacement hot water tank, storage cupboards above, dado rail, radiator, UPVC leaded window to rear.

**BATHROOM :** White suite comprising enamel bath with 'Victorian' style mixer tap and shower attachment, with both fixed and flexi-heads, wc, pedestal wash basin with mixer tap, tiled splashbacks, vertical radiator/towel rail, LED downlights, UPVC frosted window to side.

**OUTSIDE :** To the front, the garden area has been laid to extensive shingle driveway and turning area, with vehicular standing for up to five cars. There is a low hedge to the front boundary, and borders. To the side there is a Grant external oil boiler. A gate provides side access to the rear garden, which backs onto open farmland. This is enclosed by fencing and hedging, being laid principally to lawn with borders, slate chipping border, paved seating area with brick barbecue, external power socket, outside water tap, plastic oil tank, and a timber **STORAGE SHED**, with power and light connected.

NOTE: It is felt that this property offers potential for extension, if desired, together with scope for the provision of a Garage to the side, subject to the necessary planning permissions.

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

**VILLAGE & AREA :** Norton is a popular village, about 10 miles east of the thriving market town of Bury St. Edmunds, with its extensive facilities, and located just north of the A14. It is well-served with village amenities, including a Public House/Restaurant, Service/Petrol Station with Shop, Village Community Centre, Primary School with recent 'Outstanding' Ofsted rating, Playing Field with Children's Play Park, and a Playgroup.

The nearby villages of Elmswell and Thurston have their own railway stations, and the town of Stowmarket, about 8 miles south-east, has a mainline link to London's Liverpool Street, in approximately 80 minutes. The A14 dual carriageway, linking Ipswich to Cambridge, is about 2.5 miles to the south, and provides good access to the East Coast, the Midlands and London via either the M11 or the A12.

**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 Millenium 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.



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.

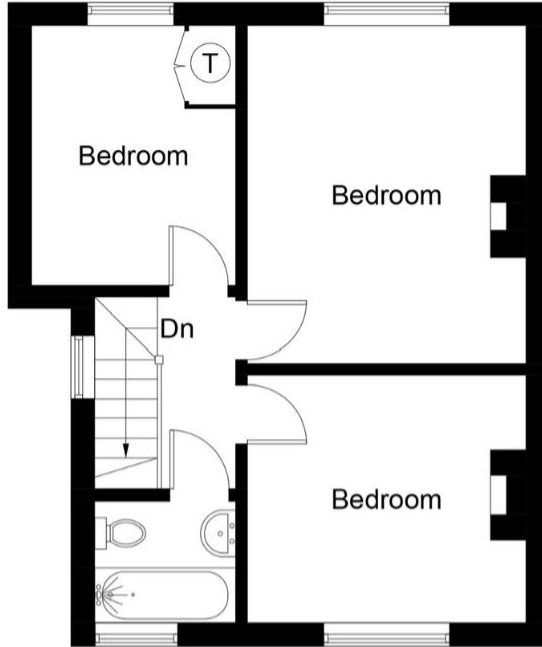




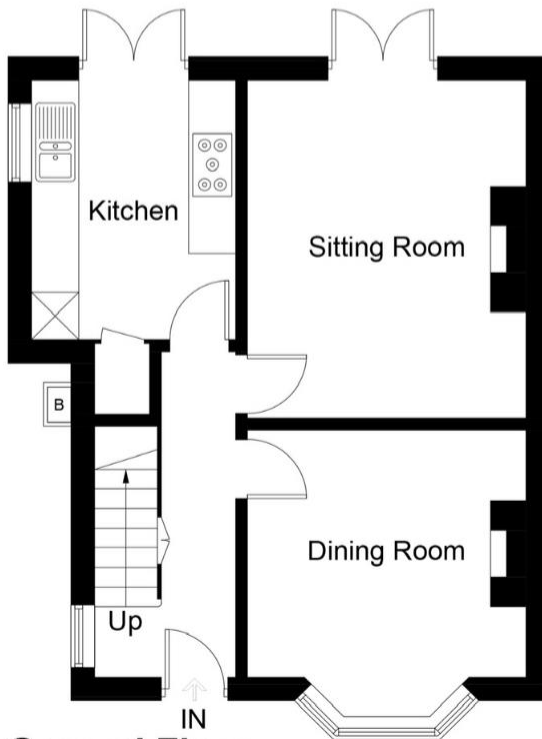


# Primrose Cottage, Norton, IP31 3LF

Approximate Gross Internal Area = 90.2 sq m / 971 sq ft



**First Floor**



**Ground Floor**

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

## Energy performance certificate (EPC)

Primrose Cottage  
Inworth Road  
Nelson  
BU7 3Y ST. EDMUNDS  
IPYN 3JF

Energy rating

E

Valid until: 24 May 2033

Certificate number: 0737-7025-9200-0955-7222

Property type Semi-detached house

Total floor area 85 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's current energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

**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.

**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.