

**DRAFT DETAILS**  
**57 THISTLEDOWN DRIVE, IXWORTH**  
**BURY ST. EDMUNDS**  
**IP31 2NH**

We are pleased to present: A much improved spacious modern detached house on popular development, in well-served NE village. Hall, Re-fitted Cloakroom, Lounge - Multi-Fuel Stove, Re-fitted Open-Plan Kitchen/Diner/Utility, Conservatory, 4 Bedrooms - 1 Re-fitted En-Suite, Re-fitted Bathroom, Garage, Parking, Gardens, **VIEW ASAP.**



2259

**New Price Guide £398,000**

HALL, RE-FITTED CLOAKROOM, LOUNGE WITH MULTI-FUEL STOVE, RE-FITTED OPEN-PLAN KITCHEN/DINING ROOM & UTILITY ROOM, CONSERVATORY, 4 BEDROOMS - 1 RE-FITTED EN-SUITE, RE-FITTED BATHROOM, GARAGE, PARKING, FRONT & REAR GARDENS, UPVC DOUBLE GLAZING, GAS FIRED RADIATOR HEATING, MUCH IMPROVED, POPULAR DEVELOPMENT IN WELL-SERVED NORTH-EASTERN VILLAGE, SPACIOUS ACCOMMODATION, 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 A143 towards Diss. Continue through Great Barton and on reaching Ixworth, continue to the first roundabout. Proceed straight over and on reaching the second roundabout, turn left signposted towards Thetford. After a short distance, turn left into Ixworth. Take the first left turning into Walsham Road, and immediately left into Thistledown Drive. Proceed round to the left and continue to the end, where the property is located on the left.

**DESCRIPTION :** This well presented spacious modern property presents with brick elevations and a tiled roof. It has undergone many improvements, including re-configuring the rooms to produce an open-plan Kitchen/Dining Room and Utility Room, a Conservatory, together with a re-fitted Cloakroom, En-Suite and Bathroom. The rear garden is also surprisingly private, and backs onto an area of trees. It is convenient for the amenities of this well-served village, therefore, we would recommend viewing at the earliest opportunity.

**HALL :** Approached via an outer canopy with replacement composite part glazed front door with glazed side panel. Wood laminate floor, stairs to first floor, radiator.

**CLOAKROOM :** Re-fitted with modern white suite comprising wc with concealed cistern, vanity wash basin with mixer tap and oak surround, tiled splashbacks, radiator, UPVC frosted window to side.

**LOUNGE : 5.28m (17'4") max into Bay x 3.66m (12'0")** The focal point being a fireplace with timber mantle and slate hearth, with inset multi-fuel stove, TV point, telephone point, two radiators, UPVC bay window to front.

**KITCHEN/DINING ROOM & UTILITY AREA : 5.92m (19'5") + Utility x 2.62m (8'7") max** Maximum measurements. Arranged as three open-plan areas:

**KITCHEN AREA : 3.63m (11'11") x 2.62m (8'7") max** Re-fitted with range of modern grey and navy base and wall mounted units, oak work surfaces and upstands, inset double bowl 'Butler' style sink with 'Swan-neck' style mixer tap, inset Bosch induction hob with ceiling hung Luxair stainless steel cooker canopy over, built-in Bosch electric oven/grill and microwave, integrated Bosch dishwasher, integrated Bosch fridge/freezer, breakfast bar, concealed lighting, pan drawers/cupboards, 'pull-out' larder cupboard, spice rack, integrated bin unit, tiled floor, LED downlights, radiator, UPVC window to rear, open to:

**DINING AREA : 2.64m (8'8") x 2.26m (7'5")** Tiled floor, sliding patio door to Conservatory.

**UTILITY AREA : 1.50m (4'11") x 1.30m (4'3")** Re-fitted with range of modern grey base units, oak work surface and upstands, plumbing for washing machine, space for tumble dryer, tiled floor, LED downlights, UPVC window to rear, UPVC part glazed door to side.

**CONSERVATORY : 2.84m (9'4") x 2.74m (9'0")** Brick plinth and wall, tiled floor, UPVC windows to sides and rear, UPVC glazed double doors to rear garden.

**FIRST FLOOR LANDING :** Access to boarded loft space with ladder and light and Worcester Bosch gas combination boiler, built-in storage cupboard, UPVC window to side on half-landing.

**BEDROOM 1 : 3.63m (11'11") x 3.25m (10'8") + door recess** Built-in double wardrobe, radiator, UPVC window to front.

**EN-SUITE : 2.03m (6'8") + shower depth x 1.47m (4'10")** Re-fitted with white suite comprising tiled good size shower enclosure with shower controls and both fixed and flexi-heads, wc with concealed cistern, vanity unit with oak surround and modern rectangular wash basin with mixer tap, tiled splashbacks, tiled floor, fitted mirror with backlight, extractor fan, shaver point, LED downlights, modern vertical radiator/towel rail, UPVC frosted window to side.

**BEDROOM 2 : 3.40m (11'2") x 3.38m (11'1") max** Built-in double wardrobe, wood laminate floor, radiator, UPVC window to front.

**BEDROOM 3 : 3.07m (10'1") x 2.44m (8'0")** Radiator, UPVC window to rear.

**BEDROOM 4 : 2.74m (9'0") x 2.59m (8'6") + recess** Radiator, UPVC window to rear.

**BATHROOM : 2.08m (6'10") x 1.98m (6'6")** Re-fitted with white suite comprising panelled bath with mixer tap, glazed screen and shower controls over, wc with concealed cistern, oak surround with inset wash basin with mixer tap, tiled splashbacks, tiled floor, shaver point, LED downlights, vertical radiator/towel rail, UPVC frosted window to rear.

**OUTSIDE :** To the front the open-plan garden is laid mainly to lawn, which could be converted into further parking space, if required. A driveway provides vehicular standing for at least two cars and leads to an **INTEGRAL GARAGE: 4.88m (16'0") red to 3.96m (13'0") x 2.44m (8'0")**, with up and over style door, consumer unit, gas meter and power and light connected. A gate provides side access to the rear garden. This offers a high degree of privacy, backing onto an area of trees, being enclosed by fencing and laid principally to lawn with borders, paved patio area 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.

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.







## 57 Thistledown Drive, Ixworth, IP31 2NH

Approximate Gross Internal Area = 122.7 sq m / 1321 sq ft  
Garage = 12.2 sq m / 131 sq ft  
Total = 134.9 sq m / 1452 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 & 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 (EPC)

57 Thistledown Drive  
Iwort  
BURY ST. EDMUNDS  
IP51 2NH

Energy rating

**D**

Valid until: 16 February 2032

Certificate number: 3632-5622-3100-0083-3292

Property type

Detached house

Total floor area

102 square metres

### Rules on letting this property

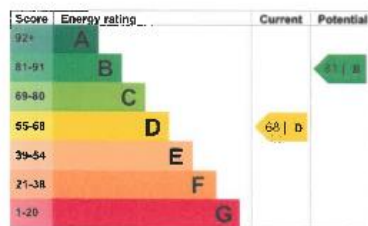
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

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

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



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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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.