



Chalk Lane

Ixworth, Ixworth, Bury St. Edmunds, IP31 2JQ

Isaac Estates are delighted to market this well presented four bedroom detached family home, situated in the sought after village of Ixworth, approximately 6 miles North East of Bury St Edmunds.

The property is set over two floors with the ground floor accommodation offering entrance hallway, cloakroom, utility room with integrated refrigerator and freezer included (the washing machine and tumble drier can remain however would not form part of the tenancy), ground floor shower room and sitting room looking out to the rear garden.

The property further benefits from a spacious modern open plan kitchen with integrated double oven and gas hob, integrated dishwasher included. There is a further freestanding refrigerator which could also remain however again would not form part of the tenancy. There is a pleasant dining area and conservatory with patio doors to the garden and underfloor heating.

The first floor offers master bedroom with fitted sliding wardrobes included, a further single wardrobe cupboard, a further three bedrooms (one with fitted wardrobe) and family bathroom.

£1,950 Per month

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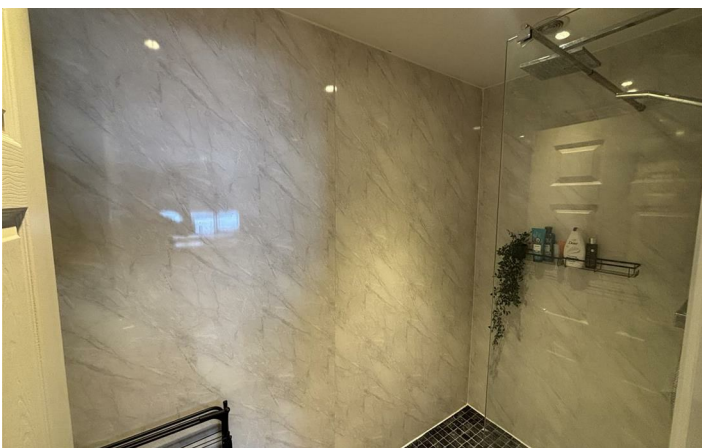
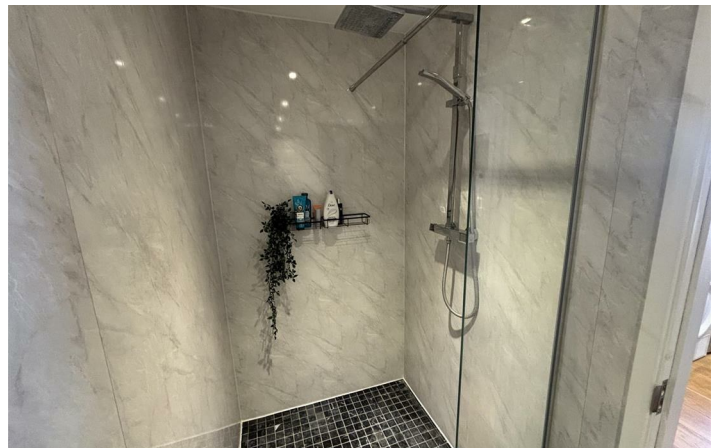
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- MODERN DETACHED FAMILY HOME
- UTILITY ROOM WITH INTEGRATED FRIDGE FREEZER INCLUDED, GROUND FLOOR SHOWER ROOM
- MASTER BEDROOM WITH FITTED SLIDING WARDROBES AND FURTHER FITTED SINGLE WARDROBE
- GAS CENTRAL HEATING, EPC TBC, VIDEO TOUR AVAILABLE UPON REQUEST
- SITUATED IN THE SOUGHT AFTER VILLAGE OF IXWORTH
- MODERN REFITTED OPEN PLAN KITCHEN WITH DOUBLE OVEN AND GAS HOB, INTEGRATED DISHWASHER INCLUDED
- THREE FURTHER BEDROOMS (ONE WITH FITTED WARDROBES), FAMILY BATHROOM
- ENTRANCE HALLWAY, CLOAKROOM, SITTING ROOM
- DINING ROOM AND CONSERVATORY
- ENCLOSED REAR GARDEN, AMPLE DRIVEWAY PARKING, SOLAR PANELS



[Directions](#)





Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	