



The Maples, Ixworth Road, Norton, Bury St Edmunds, IP31 3LJ

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ESTABLISHED 1966

The Maples Ixworth Road Norton Bury St Edmunds IP31 3LJ

- Wyken Hall & Vineyards 4.7 miles
- Stowmarket Railway Station 8.8 miles
- Bury St Edmunds 10.9 miles
- Stansted Airport 57 miles

ENTRANCE HALL • CLOAKROOM • DRAWING ROOM • STUDY/SNUG • OPEN-PLAN KITCHEN/BREAKFAST/SITTING ROOM • UTILITY ROOM • PRINCIPAL BEDROOM WITH EN SUITE • GUEST BEDROOM WITH EN SUITE • TWO FURTHER BEDROOMS • FAMILY BATHROOM • DOUBLE GARAGE

This brand-new four-bedroom detached house has been built to an exacting specification, with attention to detail and style throughout.

The property, which is ready for immediate occupation, sits in around 1/3rd of an acre with air source underfloor heating throughout, its own drive and double garage.

On entering the property via the oak-framed covered porch is a large timber floored entrance hall with oak staircase rising up the first floor. The left of the hall is a study/snug and to the right is a double-aspect sitting room with brick cheeked open fireplace housing a wood burning stove.

To the rear of the property, approached through double doors from the hallway is the large impressive beamed open-plan living/kitchen/dining area with two sets of bi-fold doors leading out the rear garden. The dining area is timber floored with the kitchen/living space being fully tiled. There is a painted shaker-style in twin-tone colour finish has quartz tops with inset sink and fitted appliances, including range cooker, hood, dishwasher, wine cooler, space and plumbing for an American fridge freezer. Off this impressive space is a large utility with a further range of wall and base storage, plumbing and space for both washing machine and tumble dryer, water softener, as well as a useful shoe storage bench and coat hooks.

Completing the ground floor is a half-panelled cloakroom with WC and vanity hand basin.

Brand new 4-bedroom home, built to a high specification with underfloor heating throughout, set in 1/3rd of an acre plot

Guide: £925,000 freehold



From the first-floor landing with its double-doored airing cupboard is access to the bedroom accommodation, with the principal bedroom being to the rear, being vaulted glazed wall with central door and Juliet balcony, and with skeletal exposed timbers. A separate fitted dressing room and a large fully tiled luxury en suite with double-ended bath, twin basins, WC and large walk-in shower enclosure.

Guest bedroom with walk-in fitted wardrobe, and fully tiled en suite shower room with bath, walk-in shower, WC, and vanity basin. Two further large double bedrooms share the use of the family bathroom, which is fully tiled with a double-ended bath, vanity basin, WC and separate shower enclosure.

Outside

The property is approached through its own gated drive to a large parking turning area in front of the double garage with electrically operated up and over doors and a feature of this garage is the already installed attic trusses for additional storage/hobbies room if required.

The remainder of the front garden is grassed with beds immediately to the front of the property. To the side and rear of the property is a large terrace area overlooking a fully enclosed rear grassed garden.

GENERAL INFORMATION

- Mains water, electricity and drainage are connected
- Grant Aeron3 air source heat pump
- Council tax band – TBC
- EPC rating – B (83)
- Buildzone 10-year new home warranty

KITCHEN/SITTING ROOM:	4.56m x 10.07m (15' x 33')
DINING/BREAKFAST AREA:	2.67m x 6.05m (8'9" x 19'10")
UTILITY:	3.24m x 4.23m (10'6" x 13'9")
DRAWING ROOM:	4.12m x 6.36m (13'6" x 20'10")
SNUG/STUDY:	3.64m x 3.40m (12' x 11' 2")
GARAGE:	9m x 6.8m (29'5" x 22'3")

BEDROOM 1 + WARDROBE:	4.55m x 3.9m (15' x 13')
EN-SUITE:	3.64m x 1.85m (12' x 6'1")
BEDROOM 2 + WARDROBE:	4.1m x 4.46m (13'6" x 14'6")
EN-SUITE:	2.66m x 1.80m (8'8" x 6')
BEDROOM 3:	3.64m x 3.80m (12' x 12'6")
BEDROOM 4:	4.08m x 3.80m (13' x 12'6")
BATHROOM:	3.64m x 2.10m (12' x 6'9")

Measurements are taken from architect drawings and may vary from +/-3 inches and should not be relied upon.





GROUND FLOOR PLAN



FIRST FLOOR PLAN





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