

# allhomes



High Street, Ixworth, Bury St. Edmunds, Suffolk, IP31 2HN

Offers Over £300,000 Freehold





Absolutely stunning and beautifully presented character home located in the centre of this thriving village. Having been lovingly improved this detached 2 bedroom barn conversion doesn't fail to impress on every level. The large sitting room allows for a dining table and leads to the delightful and enclosed garden. An very stylish kitchen/breakfast room is served by a useful utility room and the two good sized bedrooms have a luxury 4 piece bathroom suite adjoining. This is a perfect home for those seeking privacy and further benefits from off street parking. Viewing is essential to appreciate this individual and exquisite home.

### Entrance Hall

11' 5" x 4' 2" (3.48m x 1.27m)

A bright welcoming entrance hall with large cupboards.

### Kitchen/Breakfast Room

12' 3" x 9' 5" (3.73m x 2.87m)

An very stylish and modern kitchen being well designed with a good range of wall and base cupboard and drawer units. Ample work surfaces with inset sink and drainer with mixer taps. Built in appliances include slimline dishwasher, electric oven, hob and extractor unit, microwave and fridge freezer. A pantry style cupboard providing additional storage space for kitchen essentials. Window to side aspect.

### Utility Room

7' 5" x 4' 8" (2.26m x 1.42m)

A useful room with plumbing for washing machine and space for tumble dryer. Work surface. Radiator and gas boiler installed 3 years ago.

### Sitting Room/Dining Room

19' 2" x 12' 6" (5.84m x 3.81m)

Beautiful designed split level room with attractive brick fireplace and bow window to side aspect. Exposed wall timbers. Recessed lighting and radiator. The raised dining area has French doors which lead to the private garden.

### Inner Hallway

27' 11" x 4' 9" (8.50m x 1.45m)

Built in storage cupboard and sky light offering a bright space. Loft access and electric heater.

### Bedroom 1

12' 9" x 12' 1" (3.88m x 3.68m)

A stunning room with double aspect and beautiful decor featuring wood panelling. Radiator.

### Bedroom 2

12' 0" x 7' 2" (3.65m x 2.18m)

Generous size with side aspect. Radiator.

### Bathroom

8' 3" x 7' 4" (2.51m x 2.23m)

Luxury bathroom suit comprising of panelled bath having central taps with shower attachment, separate shower cubicle with part tiled walls. WC and wash basin, tiled floor and side aspect.

### Garden

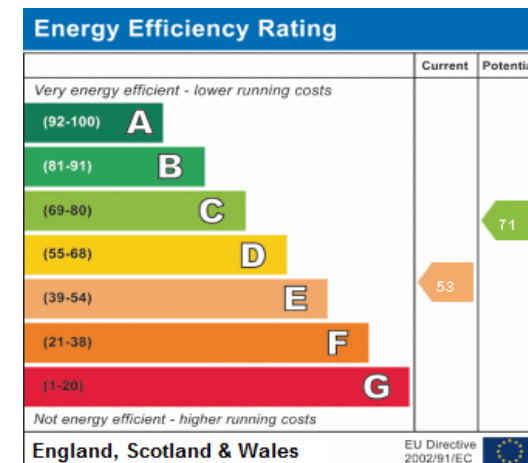
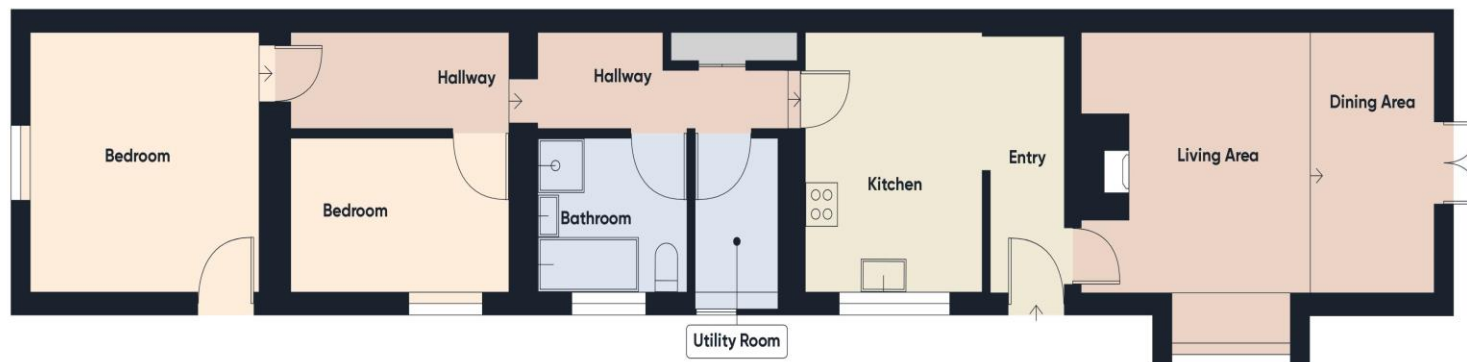
The delightful and private walled garden has raised garden beds with climbing plants and shingled seating area. Side gate access and French doors return to the sitting room.

### Parking

Accessed from the High Street the parking space is located next to the property.

### Agent's Note

A new gas boiler was installed about 3 years ago.



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