







This 2 bedroom home is located in the sought-after village of Ixworth, close to all amenities in this well-served community. Situated in a quiet spot, the residence features a spacious sitting room leading to a lovely conservatory with views over the pretty garden, a modern kitchen and convenient cloakroom and a stylish bathroom. The property also boasts a charming garden and a carport. With its blend of comfort and convenience, this home is a welcoming and practical choice. Book your viewing today!



### **Entrance Hall**

10' 11" x 7' 9" (3.33m x 2.35m)

Welcoming entrance with stairs leading to first floor and radiator.

### **Cloakroom**

5' 7" x 4' 9" (1.7m x 1.46m)

Comprising WC, wash basin with window to front and radiator.

### **Kitchen**

10' 4" x 8' 0" (3.14m x 2.43m)

Well designed modern kitchen with ample wall and base cupboard and drawer units with work top over. Gas oven and hob with extractor fan over. Inset sink and drainer with mixer taps, plumbing for washing machine and space for a full fridge freezer. Window to front and radiator.

### **Sitting Room**

16' 3" x 11' 10" (4.95m x 3.61m)

Lovely spacious room with French doors opening into the conservatory and window to rear, understairs storage and radiator.

### **Conservatory**

13' 10" x 9' 5" (4.22m x 2.88m)

A lovely room with French doors that open to a private garden, offering a relaxing space to enjoy the garden views. Radiator

### **Landing**

7' 0" x 3' 0" (2.14m x 0.92m)

### **Bedroom 1**

12' 9" x 11' 9" (3.88m x 3.57m)

Generous size double room with fitted wardrobes and airing cupboard. Double aspect windows to front offering lots of natural light. Radiator

### **Bedroom 2**

10' 5" x 8' 9" (3.17m x 2.67m)

Good size room with fitted storage and loft access. With window to rear and radiator.

### **Bathroom**

7' 1" x 7' 1" (2.15m x 2.15m)

Stylish suite comprising of a vanity sink and WC unit. Large shower with waterfall shower head and separate handheld shower. Window to rear and heated towel rail.

### **Outside**

#### **Front Garden**

Steps leading to front surrounded by mature shrubs and flower beds.

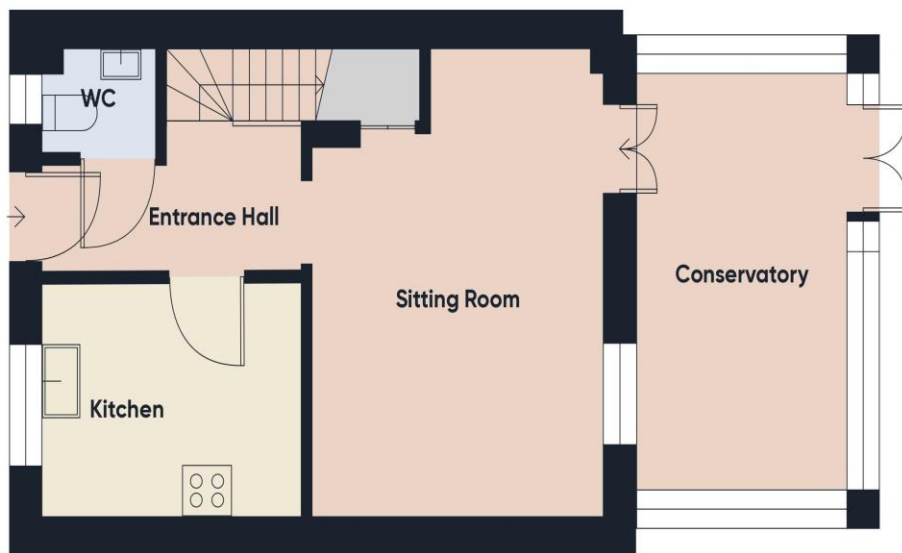
#### **Rear Garden**

Pretty well kept garden with steps up to the lawn area with pathway leading to gated access. Enclosed and secluded by mature shrubs and established trees.

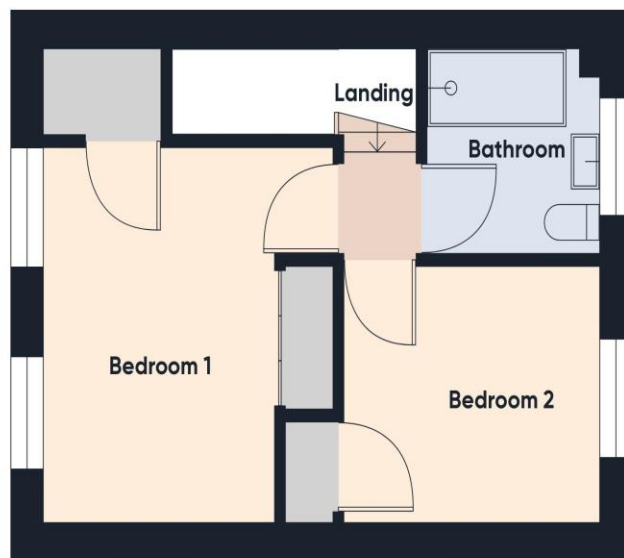
#### **Car Port**

19' 5" x 8' 10" (5.93m x 2.7m)

Car access to the side of the properties to the parking area with car port with large timber shed.



Ground Floor



Floor 1

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.