





This spacious CHAIN FREE 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/Dining 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)

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

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.

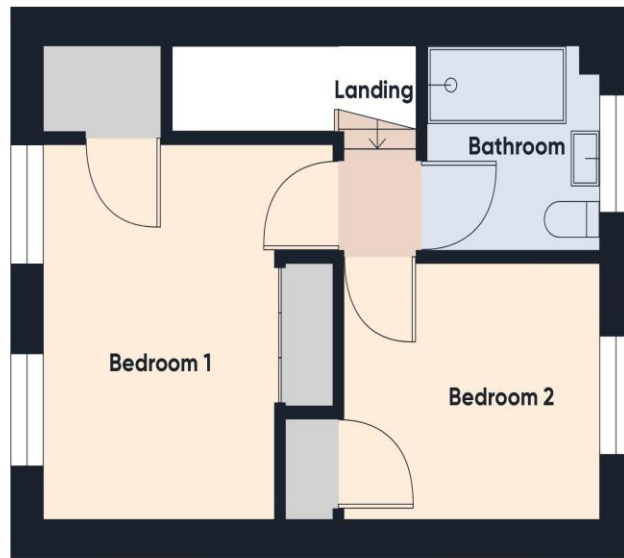
Car Port

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

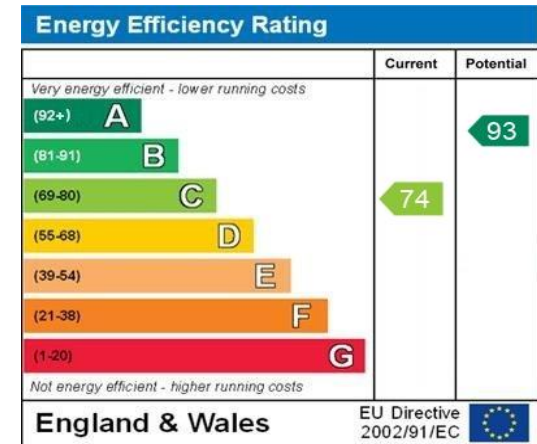
Car access to the side of the properties to the parking area with car port with large timber shed. Power connected



Ground Floor



Floor 1



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