





Step inside this spacious 3 bedroom property, located in the highly sought after village of Ixworth. The modern kitchen opens into an impressive open-plan sitting dining area an ideal space for family living and entertaining. A convenient downstairs cloakroom adds to the practicality of the layout. Upstairs continues to impress with 3 generously sized bedrooms, including a master with en-suite, along with a family bathroom. Outside, the garden provides plenty of room to relax or host guests, featuring a generously sized patio seating area and a raised low maintenance artificial grass. With the added convenience of rear parking and local amenities just a short walk away, this fantastic home truly is a must-see!

Entrance Hall

10' 10" x 3' 3" (3.3m x 1.0m)

Welcoming entrance hall with stairs leading to first floor accommodation. Radiator.

Cloakroom

6' 7" x 3' 3" (2.0m x 1.0m)

WC, pedestal wash basin and window to front. Radiator.

Kitchen

13' 1" x 10' 10" (4.0m x 3.3m)

Well presented kitchen with ample wall and base, cupboards and drawer units with worktops over and inset sink and drainer. The space includes a gas hob, electric double oven and space for a washing machine, dishwasher, and fridge freezer. At the heart of the kitchen, a convenient central island provides extra storage and includes a built-in wine rack. A front facing window brings in natural light, while double doors open into the spacious sitting and dining area.

Sitting/Dining Area

21' 4" x 21' 0" (6.5m x 6.4m)

A spacious and impressive room, perfect for family living and entertaining. Practical understairs storage adds convenience, while two sets of double doors and an additional window allow natural light to flood the space, creating a bright and welcoming atmosphere. Radiator.

Landing

10' 6" x 7' 3" (3.2m x 2.2m)

Airing cupboard and loft access.

Bedroom 1

13' 1" x 10' 10" (4.0m x 3.3m)

Large double room with window to front. Radiator.

En-suite

8' 10" x 2' 7" (2.7m x 0.8m)

WC, pedestal sink and shower cubicle. Radiator.

Bedroom 2

13' 5" x 11' 10" (4.1m x 3.6m)

Double room with fitted wardrobes and window to rear. Radiator.

Bedroom 3

13' 1" x 7' 10" (4.0m x 2.4m)

Good size room with window to rear. Radiator.

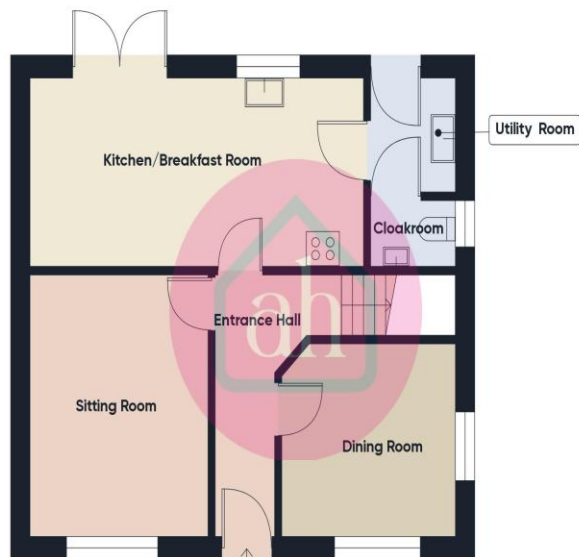
Bathroom

6' 7" x 7' 3" (2.0m x 2.2m)

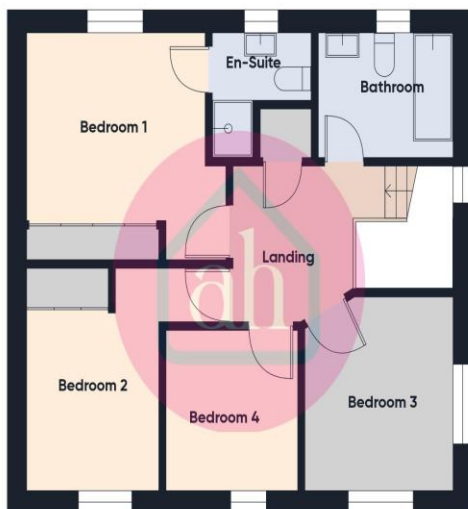
Bath with shower over, WC, pedestal sink and storage cupboards. Window to front. Radiator.

Rear Garden

A well-maintained, private walled garden featuring a generously sized patio and a raised low maintenance artificial grass—perfect for both entertaining and family life. Raised flowerbeds to border and shed. Rear gated access to parking and storage area.



Ground Floor



Floor 1

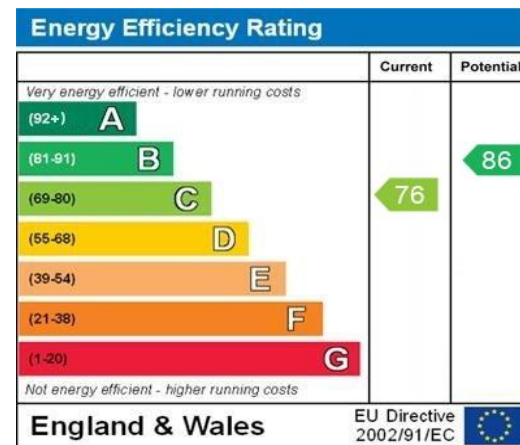
Approximate total area⁽¹⁾
1127.31 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



WWW.EPC4U.COM

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.